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THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

MONDAY, OCTOBER 5, 2009

CASTAIC SPORTS COMPLEX

CASTAIC, CA 91384

1 APPEARANCES:

2 COMMISSION MEMBERS:

3 LESLIE G. BELLAMY, CHAIRMAN, SUPERVISORIAL DISTRICT 2

4 WAYNE REW, VICE CHAIRMAN, SUPERVISORIAL DISTRICT 4

5 PAT MODUGNO, SUPERVISORIAL DISTRICT 5

6

7 COUNTY PERSONNEL

8 ROSE HAMILTON, ACTING DEPUTY DIRECTOR

ELAINE LEMKE, COUNTY COUNSEL

9 STEVE BURGER, PUBLIC WORKS

JANNA MASI, FIRE DEPARTMENT

10 MITCH GLASER, STAFF

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P R O C E E D I N G S

OCTOBER 5, 2009 6:30 p.m.

MR. BELLAMY: I would like to welcome you to the Regional Planning Commission meeting. This is October the 5th, 2009, and we always start out with the Pledge of Allegiance, led by Commissioner Modugno.

MR. MODUGNO: We're going to start this meeting with the flag salute, if you'll please stand and join with me in saluting the flag.

(Pledge of Allegiance.)

MR. BELLAMY: May I get approval of the agenda.

MR. MODUGNO: Move for approval.

MR. REW: Second.

MR. BELLAMY: So ordered. County Counsel?

MS. LEMKE: Nothing.

MR. BELLAMY: Director?

MS. HAMILTON: No reports.

MR. BELLAMY: Okay. We're going to move on to our public hearing, Agenda Item No. 5.

MR. GLASER: Good evening, Commissioners. Mitch Glaser, with the Countywide Studies Section. This is a public hearing on the Santa Clarita Valley Area Plan Update, commonly known as One Valley One Vision.

MR. REW: They can't hear. They can't hear him.

MR. BELLAMY: He can't hear? It's the acoustics?

1 MR. GLASER: All right. I guess we're going to try  
2 again. Everybody can hear me a little bit better standing  
3 up. Okay. Great.

4 Good evening, Commissioners. Mitch Glaser, with  
5 the Countywide Studies Section. This is a public hearing on  
6 the update of the Santa Clarita Valley Area Plan, better  
7 known as One Valley One Vision.

8 First of all, on behalf of everyone here tonight,  
9 I'd like to thank you for coming out to Castaic on a Monday  
10 evening. As you know, it's not the regular place or time.  
11 Before we begin, I just want to talk about the purpose of  
12 tonight's hearing.

13 This is a hearing on the County's portion of the  
14 One Valley One Vision effort, just for lands within the  
15 County's jurisdiction, not those within the City of Santa  
16 Clarita's jurisdiction. Just so everyone's clear, this  
17 hearing is not regarding annexation or any related matters.

18 We're not asking that the commission take an  
19 action tonight. This is the first of what will be several  
20 hearings on this plan. What we are looking for tonight is  
21 to get some direction from the Commission as to the drafts  
22 that have been presented, any changes or modifications  
23 requested of Staff, and Staff will return at a later date  
24 with a revised Draft Plan and Draft EIR.

25 In terms of the presentation tonight, obviously

1 before you is a very complicated and lengthy Draft Plan and  
2 Draft Environmental Impact Report. In wrestling with how to  
3 summarize this plan, we decided to ask the five W's and one  
4 H. So the organization of tonight's presentation is Where,  
5 Why, Who, When, What, and How.

6           The first question is: Where? Where is the Santa  
7 Clarita Valley Area, which is our current definition of the  
8 planning area, and you can see on the map before you it  
9 includes several unincorporated communities, including Agua  
10 Dulce, Castaic, West Ranch, Val Verde, Hasley Canyon, San  
11 Francisquito Canyon, Bouquet Canyon, Forest Park, and Fair  
12 Oaks Ranch among others.

13           The Santa Clarita Valley has a very rich history,  
14 with everything from gold strikes to golden spikes. Mining,  
15 oil, and transportation all have a key role. The Santa  
16 Clarita Valley has been home to several communities,  
17 beginning with Newhall -- which you see on the screen before  
18 you -- which began in the late 1800s. Over the years other  
19 communities have developed, such as Canyon Country and most  
20 notably the master-planned community of Valencia, an early  
21 concept of which you can see on the lower right. Of course,  
22 as we know, Valencia didn't end up looking like that.

23           Also in the history of the Santa Clarita, with the  
24 fantastic natural resources are also natural hazards. So  
25 that plays a part in the narrative as well. As we're

1 usually reminded at this time of year, the Santa Clarita  
2 Valley is prone to fire. Most of us will remember the  
3 Northridge earthquake and the Sylmar earthquake before that  
4 that impacted the valley. So in some regards, the valley is  
5 also a very vulnerable place.

6 What is the Santa Clarita Valley today? The Santa  
7 Clarita Valley today is a valley of villages. Not only the  
8 unincorporated communities that I previously mentioned, but  
9 also the communities and the city of Santa Clarita, such as  
10 Newhall, Valencia, Saugus, and parts of Canyon Country.

11 As you can see, it's a mix of development and  
12 natural environmental areas. It includes rural communities,  
13 which are exemplified on your left by Agua Dulce, suburban  
14 communities, such as Canyon Country in the lower photo, and  
15 even somewhat urban environments, such as the hustle and  
16 bustle of the Valencia Town Center Drive on your right.

17 The Santa Clarita Valley is recognized for having  
18 a great quality of life. It has been one of the fastest  
19 growing portions of the county for many years and is  
20 expected to continue to be so.

21 But what is the future of the Santa Clarita  
22 Valley? Can the valley maintain its quality of life in the  
23 face of natural hazards, in the face of the pressures of  
24 growth and the limits to growth? And that's really what  
25 this plan is about. That's what this discussion is going to

1 be about tonight. What is the future of the Santa Clarita  
2 Valley?

3 Which leads us to the next question, which is:  
4 Why? Why are we updating this plan? To give a little bit  
5 of perspective, it's important to know the recent history of  
6 the valley.

7 The current Santa Clarita Valley Area Plan was  
8 adopted in 1984 when the entire planning area was  
9 unincorporated. In 1987 the City of Santa Clarita  
10 incorporated. In 1990 the County updated its Area Plan,  
11 which was the last comprehensive update. In 1991 the City  
12 adopted its General Plan. So as you can see, both  
13 jurisdictions' planning documents are out of date, and it's  
14 important to update these plans on a regular basis.

15 But why do a joint effort between the County and  
16 the City of Santa Clarita? Going back to the boundary map,  
17 it tells the story. You can see that the city of Santa  
18 Clarita is very unique in the county as that it's surrounded  
19 by unincorporated areas. Driving through the valley, it's  
20 not always readily apparent to the naked eye where the  
21 county begins and the city ends. The boundaries of the city  
22 have grown over the years.

23 But most importantly, the residents of the  
24 unincorporated area and the city have common needs. They  
25 have common desires, they share the same services, and it's

1 important to have a joint plan for their future.

2 There's other reasons why the Area Plan needs to  
3 be updated. There have been many changes since 1990.

4 There's been tremendous growth. There's been demographic  
5 changes. There's been changes in the economic situation.  
6 All of which needs to be analyzed in a new plan update.

7 Of course, there's also growth projections. As  
8 you know, the Southern California Association of Government  
9 maintains planning projections for the North County. They  
10 are projecting explosive growth for the North County, not  
11 only the Santa Clarita Valley, but the Antelope Valley as  
12 well. Both the City and the County are legally required to  
13 accommodate this growth and to ensure that there's adequate  
14 housing at all income levels.

15 Another growing concern is climate change. The  
16 State of California has required local jurisdictions to  
17 respond to climate change. Many of you have heard of AB 32,  
18 which is a bill to address the effects of climate change  
19 that affects activities throughout California.

20 This has been followed by a specific  
21 implementation action known as SB 375, which requires local  
22 jurisdictions to adjust their land use planning strategies  
23 to deal with climate change by reducing vehicle miles  
24 traveled and to promote more compact forms of development  
25 and to reduce the amount of sprawl. By the way, that's the



1 state capital on that slide.

2 The next question is: Who? Who is affected by  
3 this plan update? Of course, most folks know that this is a  
4 plan that will be adopted by both governments. So obviously  
5 both governments, the City and the County, are affected.  
6 Service providers are affected. The Castaic Lake Water  
7 Agency and the local water retailers. The school districts.  
8 The fire department. The sheriff's department, et cetera.

9 There's also the town councils, which serve a very  
10 valuable advisory role in the unincorporated area and who  
11 have a stake in the future. There's also other advocacy  
12 groups ranging from the Santa Clarita Valley Trails Advisory  
13 Committee to the Santa Clarita Valley Organization for  
14 Planning in the Environment.

15 But who is most affected? The people that live,  
16 work, and play in the Santa Clarita Valley. There's  
17 residents. The residents that are here. The new residents  
18 that are being born every day. The residents that are yet  
19 to be born and that wish to grow up in the Santa Clarita  
20 Valley and make it their home. The people that own property  
21 here, whether or not they live in the valley. The people  
22 that own businesses here, whether or not they live in the  
23 valley. And, of course, those that work here. In short,  
24 everyone is affected by this plan update.

25 The next question is: When? What is the time

1 frame that this new plan looks at? And this looks at the  
2 facts and figures of the matter, the statistics. The Santa  
3 Clarita Valley today, according to our estimates,  
4 approximately 80,000 housing units, housing 252,000 people.  
5 There's 119,588 jobs. As most folks are familiar, there's  
6 not an adequate jobs/housing balance in the Santa Clarita  
7 Valley at the current time.

8 As I mentioned, plans need to be updated  
9 periodically. Typically, these plans are updated every 10  
10 to 20 years, and we anticipate that will be the case in this  
11 plan. However, this plan is unique because we're looking at  
12 the build-out of the valley. The build-out of the valley is  
13 the point at which the ultimate capacity will be reached.  
14 Based on current growth rates, that could take several  
15 decades, if ever.

16 The figures before you assume a build-out of the  
17 entire valley, even the rural portions with very low  
18 densities. The City and County have developed projections  
19 that, at the build-out of the valley, there will be an  
20 increase of 70,000 to 75,000 housing units, an increase in  
21 population of 208,000 to 233,000 persons, and most  
22 importantly, an increase in jobs of 98,300 to approximately  
23 129,000.

24 This is the Santa Clarita Valley at build-out. So  
25 as you can see, there's substantial growth that's projected.

1 Again, it's important to mention that this is a scenario in  
2 which the entire valley would be built-out, all of the  
3 vacant lands, even those in the rural designations.

4 It's also important when you look at the increase  
5 in housing units. About half of that increase is going to  
6 be due to housing units that have already been approved,  
7 mostly by the County, but also by the City. Significantly,  
8 the Newhall Ranch Specific Plan accounts for a quarter of  
9 that growth. So much of the growth that's being projected,  
10 again, are housing units that have been approved but have  
11 not yet been built.

12 The next question, and probably the most important  
13 question, is: What? What is this Area Plan Update? The  
14 Draft Santa Clarita Valley Area Plan before you has five  
15 elements: Land Use, Circulation, Conservation and Open  
16 Space, Safety, and Noise. I'm going to go through each of  
17 these briefly. You will see the topics covered by each on  
18 the left side of the screen.

19 The first and, in some respects, most important is  
20 the land use element. The land use element describes the  
21 Valley of Villages theme that I had previously described.  
22 The valley is currently a mosaic of unique villages with  
23 rural, suburban, and urban lifestyles, and we anticipate  
24 that that will continue to be the case.

25 There's also Specific Plans, such as Newhall Ranch

1 that I had mentioned, demographic characteristics, and  
2 economic issues. Other aspects deal with the design of the  
3 environment, the effects on health and environmental  
4 quality, resources, and coordination with other agencies.

5 This is probably the most important component of  
6 the land use element. This is the proposed Land Use Plan,  
7 which is available on our website and also on the map at the  
8 back of the room. This is the Land Use Plan by which the  
9 projections were developed.

10 How was this Land Use Plan developed? There were  
11 numerous suitability criteria, which include those on the  
12 screen. Essentially, City and County staff worked together,  
13 not only looking at maps and figures but also doing  
14 extensive field work, even taking to the skies in a  
15 helicopter to let the land tell us what kind of uses and  
16 what intensity of use would be appropriate.

17 Obviously, slopes are an important suitability  
18 criteria, but there are many others, such as significant  
19 ecological areas, fire zones, seismic zones, proximity to  
20 major roadways on the Highway Plan, and, of course,  
21 proximity to existing urban infrastructure and services,  
22 such as water lines and fire stations.

23 The Land Use Policy Map, the concept is  
24 essentially, as I described, similar to what's being  
25 predicted with SB 375, is to generally concentrate the most

1 intense growth to areas that are most suitable, near transit  
2 in the existing city centers, by the Metrolink lines, such  
3 as Old Town Newhall and the Valencia Town Center.

4 The new Land Use Legend is on your right. As  
5 mentioned in the Staff report, the Land Use Plan is  
6 consistent with both the currently adopted General Plan and  
7 the proposed General Plan.

8 Lastly -- and this is an important point -- it  
9 includes new rural hillside density calculations. These new  
10 calculations necessitate the General Plan and Zoning  
11 Ordinance Amendment that are also before you.

12 To describe this concept, what you have before you  
13 is the -- is one way that we calculate hillside density in  
14 rural areas. This is the Hillside Management category.  
15 There are slightly different calculations for the Nonurban 1  
16 and Nonurban 2 categories. Again, this is in the current  
17 plan.

18 There seems to be a common misperception that,  
19 under the current plan, all rural areas are allowed one unit  
20 per two acres. As you can see, that is not the case. It is  
21 based on a complex density formula based on the slope of the  
22 land. The truth of the matter is that if a person were to  
23 come to our public counter and ask how many units could be  
24 built on their property or on the property next door, we  
25 wouldn't be able to answer the question. We would have to

1 ask the property owner to hire an engineer to do these sorts  
2 of calculations.

3 Under the new plan, the land use designation will  
4 determine the maximum density. So instead of what you see  
5 before you, it depends on the designation. And here, on the  
6 key, you can see there's various rural land designations.  
7 RL5, the maximum density is one unit per five acres,  
8 regardless of slope. RL10, one unit per ten acres,  
9 regardless of slope. And so on.

10 We believe that this new scheme will provide clear  
11 expectations and a better understanding of the development  
12 potential of properties in rural areas.

13 The next element is circulation. Circulation  
14 deals with many issues that are important to the valley and  
15 are tied to the Land Use Map. Circulation element also  
16 includes trails, bikeways, and pedestrian circulation, all  
17 of which are important to reducing vehicle miles travel and  
18 providing an alternative to the automobile.

19 But, of course, probably the most important  
20 component of the circulation element is the Highway Plan.  
21 This is the proposed Highway Plan for the Santa Clarita  
22 Valley, showing current and proposed routes, both in the  
23 City and the County, the proposed ultimate widths.

24 Before closing on the circulation element, I  
25 should also mention that the Highway Plan includes new

1 highway cross sections that are consistent with the City  
2 cross sections. So when you're driving in the City and the  
3 County, the roadway doesn't change widths, the bike lane  
4 doesn't add and disappear, and, again, we feel that's an  
5 important step towards consistency.

6 The next element is conservation and open space,  
7 which is extremely important given all of the natural  
8 resources and natural hazards in the valley. Some of the  
9 topics are seen here. Those of you who may be familiar,  
10 that's Castaic Lake, which is just up the road from us.

11 Other topics include scenic resources, air  
12 resources, and climate change. Here's where the bulk of the  
13 policies to be responsive to the State mandates of AB 32 are  
14 held.

15 Two major maps regarded with the conservation/open  
16 space element. The first is the expansion of significant  
17 ecological areas. We're proposing to triple the size of  
18 those in the Santa Clarita Valley. The next is the proposed  
19 Ridgeline Map. This is the Draft Ridgeline Map. As you may  
20 be able to see, it doesn't include ridgelines in Agua Dulce.  
21 We are working to modify this map to have ridgelines for the  
22 entire Santa Clarita Valley. We anticipate that we'll  
23 return with that at the next hearing.

24 The safety element is also key because of the  
25 natural hazards. Seismic, flood, fire, hazardous materials.

1 Emergency preparedness, law enforcement, terrorism, accident  
2 prevention.

3 And finally, the noise element provides a means of  
4 looking at noise in the planning process, noise that's  
5 generated by different land uses, by highways and roadways,  
6 by helicopters, by airplanes, et cetera. So this element  
7 provides a means to address that.

8 The last question is: How? And there's really  
9 two sub-questions. First of all, how did we develop this  
10 plan, and how do we intend to implement it if it's adopted?

11 The process was a lengthy process, jointly  
12 conducted by the City and County. There was initial  
13 outreach, which included many activities, such as workshops,  
14 community surveys, school activities. There was a  
15 valley-wide congress where residents from throughout the  
16 valley were invited to ratify a series of guiding principles  
17 as well as a vision statement.

18 This vision and guiding principles, which came  
19 from the active involvement of a wide range of stakeholders,  
20 are the foundation of this plan. We also conducted a  
21 technical background report.

22 As the plan was developed, we came out with the  
23 Poster Plan that you may remember. We had a series of  
24 workshops, in which the Poster Plan, which was sort of a  
25 general conceptual land use scenario, was presented.



1 Approximately a year ago, both the City and County released  
2 preliminary drafts of their documents. We had, again, a  
3 series of open houses throughout the valley to present that.

4 We were fortunate enough to have extensive media  
5 coverage in The Signal newspaper last fall that was rerun in  
6 the spring. We also launched OVOV-NET, which is an  
7 excellent tool that's available on our website, that for the  
8 last year has enabled property owners and other community  
9 stakeholders to enter in any address or parcel number in the  
10 Santa Clarita Valley and see exactly what is being proposed  
11 with this plan.

12 Now, on to implementation. There's a Zoning Map,  
13 which is again on the screen and on the back wall. Staff  
14 conducted an extensive zoning consistency analysis. To our  
15 knowledge, this was the first time that was conducted. The  
16 new Zoning Map is also before you.

17 In addition to the zoning consistency, the plan  
18 will be implemented on an ongoing basis. Obviously, your  
19 commission and the Board of Supervisors will review future  
20 development projects in the guise of this plan, using the  
21 goals and policies as a framework to make decisions. The  
22 plan will guide capital improvements, such as roadways and  
23 other investments in infrastructure.

24 There's also an ongoing commitment to continue to  
25 collaborate with the City of Santa Clarita on future

1 planning and implementation of this plan, which may include  
2 changes to ordinances in both jurisdictions.

3 In conclusion, I want to acknowledge the folks  
4 that have contributed. In addition to the Department of  
5 Regional Planning, our GIS staff as well as the countywide  
6 study staff, we've had great involvement from the Department  
7 of Public Works. Steve Burger is here tonight from that  
8 department. We've had participation from all of our County  
9 departments, which has been much appreciated.

10 Of course, the City staff has been invaluable in  
11 this. Paul Brotzman, Lisa Webber, and Jason Smisko are some  
12 of the main folks who have helped us there. We've also been  
13 very blessed with probably one of the best consultant teams  
14 assembled. There's Molly Bowe, who's here tonight, that  
15 wrote the plan, the policy document. There's Susan Tebow.  
16 She's here tonight representing Impact Sciences that  
17 prepared the Environmental Impact Report. Austin Faust  
18 conducted our traffic study. Mestre Greve Associates  
19 conducted our noise study. And DM Geographics helped with  
20 some of the GIS work.

21 There are several revisions that are presented to  
22 you this evening in the correspondence as well as the  
23 testimony. Again, Staff is not asking for the Commission to  
24 make a decision. Staff is asking for the Commission to  
25 provide direction to Staff in how to approach these

1 revisions before coming back to you.

2           However, I should mention that there are a few  
3 technical revisions in your package. There is  
4 correspondence from Beneviste September 9th, Cornev  
5 September 14th, Seitz September 17th, and two from Hupsch on  
6 September 30th. As indicated in that correspondence, these  
7 are minor technical revisions that Staff is willing to make.  
8 As I mentioned, the rest of those are before you.

9           This concludes my presentation for tonight.  
10 Before proceeding with the hearing, it is my understanding  
11 that the City of Santa Clarita would like to add a few  
12 words. Paul Brotzman, who is the Director of Community  
13 Development, I believe he is here this evening. I believe  
14 he's going to say a few very brief words here at the  
15 speaker's table before we move forward.

16           Thank you very much.

17           MR. BELLAMY: Any persons that plan on speaking tonight  
18 on this agenda item, would you please stand and raise your  
19 right hand and be sworn in.

20           (Whereupon witnesses were sworn.)

21           MR. BELLAMY: Thank you. Give your name.

22           MR. BROTZMAN: Good evening, Commissioners. My name is  
23 Paul Brotzman. I am the Director of Community Development  
24 for the City of Santa Clarita.

25           I will start over. My name is Paul Brotzman. I

1 am the Director of Community Development for the City of  
2 Santa Clarita, and I would like to start out by  
3 acknowledging Mitch, the excellent presentation that's just  
4 given, the County Planning Staff and Staff from the other  
5 departments in the County that we've worked with on this  
6 project. It really has been a partnership, and, I think,  
7 through this process, we've come to know each other a lot  
8 better and have developed a really outstanding collaborative  
9 working relationship between the City and the County. So  
10 we're really pleased to have had this opportunity to work  
11 together with the County Planning Staff on this project.

12 I also believe that the effort that was undertaken  
13 here, having the City and the County work together, was  
14 really a farsighted planning effort. It really has done a  
15 lot to bring the planning efforts of the City and the County  
16 into sync. And I think overall, the Santa Clarita Valley,  
17 into the future, will benefit significantly from this joint  
18 effort. So I'd like to acknowledge those who went before  
19 who made the decision to have this be undertaken as a joint  
20 planning effort. I think it made a lot of sense, and I  
21 think as people get to see this plan and understand it, they  
22 will understand the value that it brings.

23 There are, from the City's perspective, a number  
24 of major themes that I'd like to mention, and Mitch has  
25 discussed some of them in his presentation. A part of what

1 we've tried to do here in pulling this plan together is to  
2 create what we've called the Valley of Villages. It's  
3 really to acknowledge an effort to try and create much more  
4 walkable communities, communities and neighbors that have a  
5 strong sense of place, a strong sense of ownership for the  
6 residents who live within them. And so that concept of  
7 creating this Valley of Villages and the walkability is an  
8 important element of this planning process.

9           A second major theme that was addressed in this  
10 process is one of creating a greenbelt around the Santa  
11 Clarita Valley. We have the makings of that with the  
12 national forest that exists, the Angeles National Forest  
13 that exists to the south and to the east, also the major  
14 open space areas that are being donated by Newhall Ranch,  
15 and the Castaic Lake and the recreational areas to the  
16 north. And I think that by expanding upon that natural base  
17 that already exists, we have an opportunity to really  
18 preserve the Santa Clarita Valley as a separate, distinct  
19 geographic area. And I think that's important. I think the  
20 people who have moved here, the residents who live here  
21 today, value that distinctive character that we've developed  
22 here. So developing and preserving the greenbelt that  
23 surrounds the valley is a very important element.

24           Jobs/housing balance, which Mitch mentioned, is  
25 also very critical. For anybody who lives here who commutes

1 into the valley every day, they drive through this rather  
2 congested pass and travel down some very congested freeways,  
3 moving down into the San Fernando Valley and beyond. And so  
4 to the extent that we are able to enhance the job/housing  
5 balance through this process, I think it's critically  
6 important to the quality of life of the residents within the  
7 valley. But it's also critically important in addressing  
8 the environmental issues that were mentioned.

9 We are faced with responding to the requirements  
10 that have come out of SB 32 and AB 372 -- 375 -- or SB 375,  
11 AB 32 and SB 375 -- excuse me -- legislation that was passed  
12 at the State level that really requires us all to take into  
13 consideration environmental issues and to implement plans  
14 that will reduce the number of vehicle miles driven by  
15 people and will also reduce the amount of greenhouse gas  
16 that we're adding to the atmosphere and with the resulting  
17 impact on global warming.

18 We are fortunate. I think this plan does address  
19 that issue, and I think the Santa Clarita Valley, both the  
20 unincorporated and incorporated areas of the valley are  
21 somewhat a step ahead of much of the rest of the  
22 metropolitan planning area that SCAG has to address in  
23 developing the response to SB 375. So I think that this  
24 plan really does take into consideration those significant  
25 overriding environmental issues.

1                   Finally, one other important theme and element  
2                   that has been incorporated in this plan, and it's one that  
3                   goes back to the very early days of Newhall Ranch when  
4                   Victor Gruen developed the original master plan. And that  
5                   was the recognition of the Town Center area as kind of the  
6                   valley business center, and this plan does continue to build  
7                   upon that.

8                   We recognize that all of these -- all of the  
9                   planning effort that we've undertaken in this process will,  
10                  in fact, have long term impacts for the community. We  
11                  recognize that those impacts run the -- from water supply to  
12                  traffic and so on, and I think that both the City and the  
13                  County Planning Staff have done a very good job in terms of  
14                  taking these issues into consideration and developing a plan  
15                  that reflects a significant care for the quality of life  
16                  that we are creating for the existing and future residents  
17                  of the Santa Clarita Valley.

18                  And with that, I'm here to respond to any  
19                  questions that you may have for the City and would be happy  
20                  to bring up other Staff if there are questions that I can't  
21                  answer. But we're here to be a resource and to provide  
22                  support to the County Planning Staff, who we think have done  
23                  just an outstanding job in this process.

24                  MR. BELLAMY: Thank you very much. Now I'd like to get  
25                  testimony from the city officials that are here -- any city

1 officials. And then from homeowner board chairs, and then  
2 the town council before we go forward with the rest of the  
3 audience.

4 MS. HAMILTON: I'm sorry. Did you say you have an  
5 order by which you want these people to speak?

6 MR. BELLAMY: City officials, town council, and  
7 homeowner board chairs.

8 MS. HAMILTON: Okay. Unless they've signed in as a  
9 city official, I wouldn't know that.

10 MR. GLASER: Mr. Chair, I believe Mr. Brotzman is the  
11 only representative from the city speaking tonight. Just  
12 Mr. Brotzman from the city.

13 MR. BELLAMY: Pardon me? There's no others?

14 MR. GLASER: That's correct. No one else.

15 MR. BELLAMY: Okay. What about the town council?

16 MS. HAMILTON: Town council representatives?

17 MR. BELLAMY: Each speaker will have three minutes.  
18 When the amber light comes on, you'll have 30 seconds to go.  
19 And we're going to try our best to hear all the persons in  
20 the room that want to speak.

21 The town council -- go ahead.

22 MR. MODUGNO: Mr. Chairman, I would suggest that --  
23 we're meeting in Castaic. The town council -- the Castaic  
24 Town Council has done extensive review of this and  
25 participated with Mr. Glaser. If it's the official position



1 of the town council of Castaic, I think for the town  
2 councils that neighbor around, we should provide five  
3 minutes for the town councils and then give the general  
4 public three minutes just would be my recommendation.

5 MR. BELLAMY: So let's hear from the town council.

6 MR. MODUGNO: I'm sorry. And if there was also anyone  
7 from any of the water agencies or school districts in  
8 official position, governmental agencies, I also again would  
9 recommend providing five minutes for those groups.

10 MR. BELLAMY: Okay. We'll give the town council five  
11 minutes.

12 MR. KELLY: Thank you. Ready?

13 MR. BELLAMY: Give your name.

14 MR. KELLY: My name is Robert Kelly, and I am a  
15 resident and a landowner and a Castaic Area Town Council  
16 representing Region 3, which is the Hasley Canyon area in  
17 question here this evening.

18 First of all, I want to thank the County and the  
19 Commission for having this meeting tonight. I'm speaking  
20 tonight as a resident, a landowner, and a Castaic Area Town  
21 Council representative for Region 3. I have lived in  
22 Castaic for 23 years. I own 40-plus acres in Charley Canyon  
23 and two two-and-a-half acre parcels in Hasley Canyon. The  
24 Hasley Canyon parcel was a five-acre parcel that I and my  
25 wife split several years ago.

1           I have reviewed the OVOV plan, and the one thing  
2   that -- excuse me -- the one thing that I and other  
3   residents completely disagree with is the proposed land use  
4   designation of the current A2 zone. My biggest question is:  
5   Why the land use changes? I've been told it's to simplify  
6   the building and development process. Simplify for whom?  
7   The County?

8           If an owner wants to go through the time and the  
9   money and the consuming process, that should be their  
10   option. Retirement packages and 401(k)'s have all been hit  
11   hard during these economic times. Now, the proposed land  
12   use affects our real property. We have all purchased our  
13   properties based on the current land use. Real property,  
14   even with the current economic issues, has always been a  
15   good long-term investment.

16           When someone purchases real property -- maybe it  
17   is their primary residence, a rental property, undeveloped  
18   land, or a combination of -- they are hoping that will be a  
19   good investment. Nobody invests with the hopes of changing  
20   the land use to a higher density from what they purchased  
21   it. To think so would be poor investing.

22           What the draft of the OVOV does, it changes the  
23   land use in Charley Canyon and Tapia Canyon from Hillside  
24   Management to RL10. This would spell financial disaster for  
25   the property owners. The property will be worth pennies on

1 the dollar. Taking into consideration the current land use,  
2 Hillside Management and Ridgelines, it may be feasible that  
3 only 13 units would be allowed on my 40 acres. Thirteen is  
4 a lot better than four.

5 Hypothetically, let's assume that each parcel  
6 would be worth \$100,000. That puts a \$1.3 million value on  
7 the 40 acres. There is no way that four ten-acre parcels  
8 would be worth anywhere near the \$1.3 million. Maybe I  
9 never sell my property and just leave it to my children or  
10 to leave it to theirs -- excuse me -- or they leave it to  
11 theirs. The land use, as proposed, would ruin any financial  
12 future we might have.

13 Is it open area OVOV is looking for? A similar  
14 thing happened in Boulder, Colorado. The surrounding land  
15 around the city was changed, making it worth pennies. Then  
16 the City went in and purchased the properties. One would  
17 think that the way the City of Santa Clarita has been buying  
18 up open space this could be a possibility. Directly to the  
19 north is the Angeles National Forest. This is all the open  
20 space Castaic would ever need.

21 The OVOV plan in Hasley Canyon is also poor  
22 planning. The owners in Hasley Canyon, like me, have either  
23 completed a lot split or have the option to do so. This  
24 area is proposed to be changed as well from Hillside  
25 Management to an RL5. Owners will end up with five-acre

1 parcels in the middle of two-acre parcels. In some cases,  
2 the area would be two acres next to five, next to two, and  
3 back to five. Where's the logic in this?

4 What gives OV the right to change the land use for  
5 personal property? For whose benefit? Obviously, not ours.  
6 Does any of this make sense? By changing the land use, you  
7 are taking away people's lifestyles, dreams, and retirement  
8 plans.

9 As a council, we have sent letters in opposition  
10 to the Charley Canyon-Hasley Canyon proposed land use  
11 changes and sent a letter of support for a secondary access  
12 road to the northern end of Castaic. This is very much  
13 needed. The northern end has limited access from the south.  
14 The 5 Freeway and the Old Road are the only means of getting  
15 north of the Hasley Canyon off-ramp.

16 During any 5 Freeway shutdown due to snow, fire,  
17 or an accident, the northern end of Castaic is completely  
18 inaccessible. It is either a parking lot for truckers and  
19 travelers. Emergency vehicle access is also compromised.  
20 This could be a life-threatening issue.

21 We are in support of a secondary access from  
22 Tesoro to Parker or Lake Hughes. We know the County does  
23 not have the means at this time to develop this road, but  
24 now is the time to draw it on the OVOV plan so there are no  
25 surprises later. Also, by retaining the current land use in

1 the Charley Canyon area, future road fees can start to be  
2 collected.

3 Thank you.

4 MR. BELLAMY: Thank you very much.

5 MR. PREACH: My name's Jeff Preach. I live at 28456  
6 Sloan Canyon Road. I'm here as a landowner, business owner,  
7 and a --

8 MR. MODUGNO: Mr. Preach, let me just -- may I just  
9 interrupt here. When I spoke to the Chair and recommended  
10 that five minutes be provided and that speakers representing  
11 town councils or speakers from various districts, it was  
12 hope and expectations they would have spoken on behalf of  
13 those districts as a whole, not getting into their own  
14 personal holdings of property.

15 Many of us here in the Santa Clarita Valley,  
16 including myself, own property in the city, but the  
17 allowance and the courtesy of providing for the upfront time  
18 and the greater time was to address the more macro issues,  
19 in terms of representation, that have been discussed and  
20 that you're authorized by your body, in terms of the town  
21 council, as a spokesperson -- of a single spokesperson for  
22 the town council we allowed the five minutes for.

23 To the extent to which if there's five members of  
24 that body, seven members of that body, it was not the intent  
25 that multiple members come forward and have five minutes

1 each, because that's at the expense of residents who are  
2 going to be allowed three minutes. So I apologize if it  
3 wasn't clearer to begin with, but I think representatives,  
4 again, we allowed time from the City of Santa Clarita  
5 because they're a very active participant. The town council  
6 within Castaic is an active participant, and there may be  
7 other town councils surrounding and having those people  
8 speaking. And so --

9 MR. PREACH: I can keep it to three minutes.

10 MR. MODUGNO: Okay.

11 MR. PREACH: I did have to disclose -- if I don't  
12 disclose I own property, they may shoot me, so -- but the  
13 main -- the main focus is the town council. I'm not here to  
14 talk for the town council tonight. I am the chairman of the  
15 OVOV committee, and I'm a member of the town council. And  
16 from this committee, six months ago, when we first found out  
17 that you had your first meeting, that we had up at the  
18 school district that only about four or five people showed  
19 up at, was the first we heard about it. And this is, of  
20 course, the draft.

21 Now, our committee, our town council, has spent  
22 probably six different meetings. We split this book up, and  
23 each guy took a certain amount. We're trying to figure out  
24 what this really means. How can the town council tell you  
25 guys what we want until we understand it?

1           So we've had some meetings. We have three  
2 different civil engineers that voted -- that volunteered  
3 their time to help us understand what this is. You know,  
4 such as clustering. You know, you've got to read way back  
5 here about clustering. Now, what does clustering really  
6 mean? And so the town council has got to get their  
7 information before they can represent this town and talk to  
8 you logically.

9           And after six meetings, we came to our first  
10 little agenda, which was we sent you a letter, to Mitch  
11 Glaser, about eight days ago. And the point that I wanted  
12 to make tonight is that we're still working on it. Tomorrow  
13 we have another meeting with the engineers again, trying to  
14 get a little further on, having to do with clustering and  
15 some other issues that are still coming up.

16           And my point was, hey, we're working on this  
17 thing, and there's a lot to deal with, and we have a lot of  
18 responsibility to these -- the members here. And so that's  
19 what my point was, is there -- we have this letter now sent,  
20 and we have another one following shortly, and we're still  
21 working this. I understand that's -- tonight's not the  
22 final vote and this is an ongoing deal, so you'll keep the  
23 door open for communication with the town council; is that  
24 correct?

25           MR. MODUGNO: Yes. This -- One Valley One Vision has

1     been presented to us as a Commission -- go back three years,  
2     Mitch, at least?

3           MR. GLASER:  Yeah, well, frankly, it's been a ten-year  
4     process, but it's been most active in the last three years.

5           MR. MODUGNO:  So it's been a very long-term process.  
6     This is the first public hearing that the County Commission  
7     has had on the topic in the community.  I suspect there will  
8     be multiple other hearings, whether they'll be in Santa  
9     Clarita or whether they'll be in Downtown Los Angeles, and  
10    we continue to be provided with all of the letters as  
11    they're coming in, whether they're addressed to any one of  
12    us, whether addressed to Mr. Glaser, whether addressed to  
13    whomever.  And so, as long as they're hitting the body, it  
14    becomes all a part of the permanent record.

15           So we're not going to make the decision this  
16    evening.  I doubt that we'll make the decision at a next  
17    meeting.  It's a long process of making sure that everyone  
18    who has input has the proper opportunity to vet their input,  
19    be it in either comments as this evening and all of that --  
20    all that oral testimony along with all the written  
21    testimony.

22           So if you're not ready to make a decision as a  
23    town council, which I suspect -- I'm not sure how you could  
24    when we don't even have sufficient information as the County  
25    Commission at this point to make a balanced and reasonable



1 decision and to pass this forward to the Board of  
2 Supervisors.

3           Most of the letters that we have received have  
4 been very specific to individuals' concerns about their  
5 land, and I think rightfully so if there's a change in  
6 zoning on that land, if they expected that they would have a  
7 certain building rights within. We need to set up  
8 procedures that are not on the more macro basis that we're  
9 looking at but that those people are not just falling  
10 through the cracks but have an opportunity to, again,  
11 express their case, have a reasonable process through the  
12 County Staff as when they -- a point in time they want to  
13 develop that land.

14           So, again, as we -- after the City of Santa  
15 Clarita incorporated in 1987 and took the County's plans and  
16 the City went forth and put a General Plan together, some  
17 sort of mapping, zoning ordinances, as individual landowners  
18 came in, there was no either taking of anybody's property,  
19 hopefully, or any brush of upgrading that property. So it's  
20 a long process.

21           We're here to take input. I think we're trying to  
22 focus on the broader issues with One Valley One Vision. Is  
23 it a good planning document, jointly, for the whole  
24 community? How do we then deal and address individual town  
25 councils, be it West Valley or be it Castaic or as we go

1 over towards the eastern side of the valley, so that all the  
2 players have got a piece of that to be able to put that  
3 discussion so that once we come out with a decision -- and I  
4 think the timing processing, we may be a little bit ahead of  
5 the City and, in some respects, maybe the City's a little  
6 bit ahead of us.

7 But there will be a final action taken by the  
8 Board of Supervisors based upon all of this input. There  
9 will be a final action taken by the City of Santa Clarita's  
10 City Council. And then once both of those bodies have  
11 acted, we've got now a document from which both planning  
12 staffs can continue to function.

13 But getting at individual, specific properties in  
14 terms of, gee, mine's painted this way on that map, I don't  
15 know that this is the proper forum to be discussing that,  
16 but I think it's the proper forum to at least put yourselves  
17 on record, putting us on notice that we have a concern about  
18 my piece of property, be it five acres, one lot, 100 acres,  
19 or 1000 acres, and how's that going to be treated  
20 differently once all this is put in place.

21 So I don't expect the town council has yet made  
22 that determination. We may, as a planning body, say, look,  
23 there's so many of these individual cases -- there may be  
24 30, there may be 100, there may be 500 -- that over time  
25 those individual cases may need to go, again, under those

1 town councils' jurisdictions that we're looking to for some  
2 guidance and recommendation, because you clearly are much  
3 closer to the scene, that your own property or anybody else  
4 within Castaic would come forward and say this is what we  
5 want to do with this property. Here's how it used to be  
6 zoned or mapped on the older planning document. Here's how  
7 it is on the new One Valley One Vision.

8           What are those discrepancies, and what guidance do  
9 we have and the ability of either moving that density up  
10 towards a maximum, taking it minimum -- our sort of overall  
11 planning is we target a midpoint zoning. This 500,000  
12 people that Mr. Glaser had sort of put on board, you know,  
13 that's going to be dependent upon an awful lot of things.  
14 It's going to be dependent upon circulation. It's going to  
15 be dependent upon environmental issues. Most importantly  
16 right now, it's certainly going to be dependent upon water,  
17 water treatment, all the kinds of infrastructure which may  
18 or may not support 500,000 people.

19           We're looking to add, perhaps, on the design,  
20 another 75- or 80,000 homes as a high-end potential. There  
21 may be already 30,000 of those approved, waiting for some  
22 action. And many of those people may say, look, it just  
23 economically no longer makes sense. We may pull back on  
24 those.

25           So from a planning standpoint, we, as a master

1 planning body for the County of Los Angeles, the two of you,  
2 as a microcosm of that as a planning body recommending to us  
3 from Castaic, those views are going to be taken into great  
4 seriousness as individual property owners come to you and  
5 say, look, this doesn't make sense, and then you add your  
6 support to that and say, yeah, we agree with him, it doesn't  
7 make sense. And then that recommendation comes back, is  
8 vetted by our staff, and then looking at how do we  
9 accommodate.

10 So the real purpose -- and, again, I apologize for  
11 going so long, but I wanted each of the governmental bodies,  
12 elected bodies, those people representing many people, not  
13 just their own interests, to have a little bit more time up  
14 front as a courtesy, which we normally do. And then allow  
15 time for every individual who wants to speak, to speak.

16 As I said before, this is not going to be the only  
17 hearing nor the only opportunity, and as long as this case  
18 is still open and being processed, written testimony can  
19 continue to come in. And we've been provided with piles and  
20 piles and piles of written testimony. And we don't want to  
21 stop that because, again, everyone has to have their  
22 opportunity to state and step forward. And even those that  
23 don't step forward and state, their rights are still going  
24 to be protected. And so that's a general sort of comment.

25 MR. PREACH: Okay. I hope I understand. I have 58

1 more seconds, 57.

2 MR. MODUGNO: Go ahead.

3 MR. PREACH: And I want to make sure you understand  
4 that the town council, as -- for example, in this Hasley  
5 Canyon group, there was a petition. They came to the town  
6 council, and they asked our support. And after we heard all  
7 the information that we acted on, had the public hearing, to  
8 support that. So that's -- that's generated the first  
9 letter.

10 And I want to tell you that we have some more  
11 letters. We're still ongoing, working, and I wanted to make  
12 sure that was okay.

13 Thank you.

14 MR. BELLAMY: Thank you very much.

15 MS. HAMILTON: We have 50 people wishing to testify. I  
16 think I'll call the first three.

17 MR. BELLAMY: Yes, please.

18 MS. HAMILTON: Ralph Joyce Grunauer, G-r-u-n-a-u-e-r.  
19 Ralph Joyce Grunauer, Denise Jens, and Karl Reckner --  
20 Reinecker.

21 MR. GRUNAUER: Good evening, gentlemen. My name is  
22 Ralph Grunauer.

23 MR. BELLAMY: We can't hear you.

24 MR. GRUNAUER: My name is Ralph Grunauer, and I'm -- I  
25 am the owner of approximately 38 acres in Section 35.

1 MS. HAMILTON: Does that come off? Can he -- take it  
2 off, Susie.

3 MR. GRUNAUER: Sorry. My name is Ralph Grunauer. I am  
4 the owner of approximately 38 acres in Section 35, in the  
5 vicinity of Vasquez Canyon Road and Burton Way. This land  
6 consists of two similar adjoining parcels. The first  
7 parcel --

8 MS. GRUNAUER: Is it all right if I read?

9 MR. BELLAMY: Yes. It's fine.

10 MS. GRUNAUER: It's not on?

11 MR. BELLAMY: Give your -- just give your name.

12 MS. GRUNAUER: Joyce Grunauer. These are parcels  
13 2813017003 and 002. The first parcel is 20 acres. The  
14 second one is 17 and a half. We have access to both parcels  
15 by paved road from Vasquez Canyon through Burton Way to  
16 Sunrise Hill Road, which ends at a cul-de-sac adjoining the  
17 property.

18 The one property, the 20-acre parcel, is one unit  
19 per two acres, and the second parcel is one acre per ten --  
20 one unit per ten acres, giving the 17 and a half acre parcel  
21 only one unit. The 17 and a half acre parcel, 002, is the  
22 northernmost end of the property in a small, self-contained  
23 valley with flat land and gentle, sloping ridges with areas  
24 of good topography that vary only a few feet. This would  
25 require minimal grading to achieve desirable home sites.

1 The cost would become prohibitive to develop only one unit  
2 on the entire 17 and a half acre parcel.

3 I'd like you to reconsider and allow the same  
4 units as parcel 003 so that this parcel can be developed to  
5 its full potential. They would be developed together as one  
6 parcel, 37 and a half acres. Half of it is zoned  
7 differently than the other half, but it's one parcel.

8 MR. BELLAMY: Thank you.

9 MS. JENS: Good evening, Commissioners and Regional  
10 Planning Staff. Thank you for allowing me to speak this  
11 evening. My name is Denise Jens, and I am a resident in the  
12 Santa Clarita Valley. But I'm not here to speak on my own  
13 behalf. I also -- I'm speaking on behalf of the Property  
14 Owners Water System. That is the water company for Forest  
15 Park. We're in the northeast section of Canyon Country.

16 And the Property Owner Water System was developed  
17 in -- it was rebuilt in 1995 and gone live in 1998. It  
18 supports 50 units, and the region that is -- or the General  
19 Plan has -- has decided that it wants to rezone as high  
20 residential 18 and 30 in that area. The water company  
21 cannot support that many units, and so I wanted to -- to  
22 bring this to you to say that we oppose this and hope that  
23 you would consider -- reconsider to leave the zoning as it  
24 is in that area.

25 We run right along the greenbelt of just below

1 Vasquez Canyon, and it is a -- it's a very beautiful area,  
2 and we have a strong sense of community there. And it would  
3 just -- it would really take away from the quality of life  
4 in our area to develop such high density.

5 Another concern we have would be traffic. We --  
6 we are kind of outside of town, so we have a bus that comes  
7 up there, you know, a few times a day. But it really  
8 would -- to develop that high of density would increase  
9 traffic immensely in our area.

10 And one final thing is the water runoff. We  
11 are -- the runoff from Vasquez Canyon and Sierra Highway  
12 Canyon comes right through our neighborhood. And what is  
13 proposed in the plan are high density 30 right next to that  
14 heavy runoff wash of Mint Canyon. So it just doesn't make  
15 sense to do what has been proposed, and we ask that you  
16 would consider to keep things as -- as they are. I  
17 appreciate your time. Thank you.

18 MR. BELLAMY: Thank you very much.

19 MR. REINECKER: Good evening. My name is Karl  
20 Reinecker. I live at 25643 Tapia Canyon Road, here in  
21 Castaic. My formal comments have been submitted to  
22 Supervisor Antonovich in two letters, one dated February 17,  
23 2009, and the other one on April 28, 2009. Both of my  
24 letters contain my references and attachments. I have a set  
25 of that here for the commission if I'm permitted to give it



1 to you for reference.

2 But tonight I'd like to talk about three concerns  
3 I have, perhaps four, about this plan. And my first concern  
4 is that this revision is based upon flawed science. Both of  
5 the gentlemen that spoke earlier talked about the -- the  
6 laws that have been passed with respect to climate change  
7 and things like that. Well, I submit that climate change is  
8 happening, but it's not caused by CO2 emissions. And I'm  
9 not going to debate that tonight, but you -- I would like to  
10 give an example of Senate Bill 375, which is one of those  
11 that is referenced.

12 That was driven by out of control  
13 environmentalists through our Congress here in legislation  
14 California. Its stated intent is to limit urban sprawl, to  
15 minimize dependency on automobiles for transportation, and  
16 force people into inner-city housing. I'm amazed that  
17 anybody would want us to back into the inner-city. It seems  
18 that our planners have forgotten that in the 1930s we moved  
19 out of inner-cities to get away from all of the problems  
20 that we had. Now they want us to go back. That's a  
21 difficult situation. And all of this is done to reduce CO2  
22 emissions.

23 Now, for the moment, I'd like to go back, and I  
24 think that probably everybody in this room is well aware of  
25 the fact that 15,000 years ago North America was in an Ice

1 Age. The ice over Canada was two miles thick. It extended  
2 all the way down into what is now the state of Nebraska, and  
3 then it started to warm. There was no mankind here. People  
4 didn't cause that. That is true climate change that is  
5 caused by natural conditions. And with few exceptions, it  
6 is continuing to warm since that period 15,000 years ago.

7 I'm not saying that's good. I'm not saying -- but  
8 we don't want to try to correct it for the false reasons.  
9 In fact, about 1000 years ago, the average temperature is  
10 one and a half degrees centigrade more than it is now and  
11 Greenland was green. That's why they called it green. And  
12 so it shows you how -- what an impact climate change has,  
13 and you can't change it for the wrong reasons.

14 Also, it then started to cool. And by the mid  
15 1800s, we had an Ice Age, and they had crop failure in  
16 Europe. Again, it was only one and a half degrees  
17 centigrade below the average. So it's a very serious thing,  
18 but we can't change it by limiting carbon dioxide. If you  
19 would like to look --

20 MR. BELLAMY: Can you sum up, sir. I said can you sum  
21 up, please.

22 MR. REINECKER: I'm sorry.

23 MR. BELLAMY: Can you sum up.

24 MR. REINECKER: Sum up?

25 MR. BELLAMY: Yeah.

1 MR. REINECKER: Okay. I would like to sum up by  
2 talking about rezoning very briefly.

3 MR. BELLAMY: Pardon me.

4 MR. REINECKER: I've already checked, and if you rezone  
5 our lands to lesser value, I've checked with the Pacific  
6 Legal Foundation, and we are entitled to just compensation.  
7 At my age, I need the money. So if you want to rezone mine,  
8 fine. I'll have my hand out and ask to be paid, but I don't  
9 think that's the best interests of Los Angeles. So thank  
10 you.

11 MR. BELLAMY: Thank you very much.

12 MS. HAMILTON: Chris Ball, Kenneth Baumgarten --  
13 Kenneth Baumgartner, and James Crosby. Chris Ball.

14 MR. BALL: I'd like to stand, if I may, so I could also  
15 address my neighbors. My name is Chris Ball. I'm in the  
16 Rotary Club, Chamber of Commerce. I sit on the Citizens  
17 Oversight Committee for both of the Hart District bond  
18 measures, including the \$300 million Castaic High School  
19 bond measure that was just passed.

20 I own 25 acres on the east side of town. I have  
21 had the dickens of a time trying to get entitlements through  
22 Regional Planning. I have two points to make.

23 One, the staff and the administrators in the  
24 Department of Regional Planning have unlimited discretionary  
25 authority. You call them up, they don't have to answer the

1 phone. You write them a letter, they don't have to answer  
2 it. You ask for a meeting, they don't have to attend. You  
3 submit plans for their review, they don't have to look at  
4 it.

5 My property is in the Hillside Management area. I  
6 have eight recorded lots, density of three acres per home  
7 per lot. The grading is done, and Regional Planning says I  
8 need a conditional use permit before they'll let me build a  
9 house.

10 There are exceptions in the Hillside Management  
11 ordinance. For example, I've got eight buildable areas that  
12 are less than 25 percent slope. The grading is done. The  
13 lots are recorded. My grading was done after the lots were  
14 recorded. I feel I've got exceptions, as written into the  
15 Hillside Management ordinance, that I'm entitled to. They  
16 tell me -- arbitrarily, they decide that I'm not entitled to  
17 them. How do I appeal that?

18 What I'm told is -- by the deputy supervisors and  
19 by Regional Planning -- is the only way I can come before  
20 you to appeal their arbitrary decisions is to, guess what,  
21 file for a conditional use permit. Everybody I've talked to  
22 says that's a three-year process and they've spent \$50,000  
23 in consulting fees.

24 My grading is done. I've got a road going all the  
25 way to the top. I want three-acre density per house. Right

1 next to me you guys approved ten homes per acre. Ten homes  
2 per acre. The water for those houses comes from 400 miles  
3 away. On its way it picks up chlorides, and when these  
4 people flush their toilets -- the 100 homes that you put  
5 right next to me -- it goes across town to the sewer  
6 treatment plant, where the taxpayers of this community are  
7 being asked to pay \$250 million to get the chlorides out  
8 before that water goes on down to avocado land.

9 I've got my own wells, my own private on-site  
10 septic systems on three-acre density, but because Regional  
11 Planning says that's rural and this is urban, they got --  
12 they're planning on 18 units per acre over here, 30 units  
13 per acre over here, commercial property here, Sierra  
14 Highway's right there, 100 homes, ten units per acre, right  
15 next to me, but I'm RL5, one house for five acres.

16 My grading's done. My lots are approved. I  
17 cannot go before you to get a fair hearing on what Regional  
18 Planning is doing to me unless I submit, submit, submit to  
19 the arbitrary, discretionary, unlimited requirements --  
20 authority expressed by the -- by the planners in Regional  
21 Planning.

22 MR. BELLAMY: Can you wrap up, please, sir.

23 MR. BALL: I'm done.

24 MR. BELLAMY: Thank you very much.

25 MS. HAMILTON: Jason Broom. Jason Broom. Donald

1 Greenwood. James Perry. Rosie Heffley. And Cheryl  
2 Hawkins.

3 MR. PERRY: All right. My name's James Perry. I don't  
4 own a lot of land like a lot of the people, but I did come  
5 to Castaic for a small parcel of horse property. You want  
6 to rezone it to residential. I'm not a wealthy person. I  
7 don't see why they can come in and rezone my land and to  
8 dictate to me in an area of town where we're in Old Castaic  
9 of horse property and say we have to be residential.

10 I don't have a lot to say, but this is something I  
11 think should be reconsidered. That's all I have to say.

12 MR. BELLAMY: Thank you.

13 MS. HAWKINS: Yes, hello. Thank you, gentlemen, for  
14 taking the time to come out here this evening to listen to  
15 all of us. My name is Cheryl Hawkins, and I live at 23001  
16 Riverview Road in Santa Clarita, in the San Francisquito  
17 Canyon. I own a small five-acre ranch.

18 And when the residents of San Francisquito Canyon  
19 opposed this -- I'm going to be talking about a development  
20 that's on the -- on the outskirts of Santa Clarita -- or  
21 excuse me, San Francisquito Canyon.

22 When the residents of San Francisquito Canyon  
23 opposed the massive development of Tesoro De Valle, many  
24 planned phases in the mid-to-late 1990s, the Los Angeles  
25 County Board of Supervisors, after many meetings and

1 testimonies from residents and the developer alike, they  
2 approved the zoning for each of their four phases, allowing  
3 for a higher density in each phase -- in Phase A, phasing  
4 down through Phase B and C and D, with each phase increasing  
5 the lot sizes coming up the canyon. Phase C's were approved  
6 from a minimum of one acre to a maximum of 5.2 acres, and  
7 that -- that Phase C is right up against the national  
8 forest, which is at the upper end of the canyon.

9           At that time, super Mike Antonovich was  
10 instrumental on the decision by the board to phase the lot  
11 sizes to increase coming up the canyon with the intent of  
12 maintaining the integrity of the canyon, rural lifestyle,  
13 and surrounding hills. With the approval of our CSD's for  
14 San Francisquito Canyon just in this last month, protecting  
15 the canyon and its environment, and with the same intent of  
16 maintaining a rural atmosphere for years to come, this same  
17 area's zoning on the hillside surrounding San Francisquito  
18 Canyon should remain as it was intended by the approval of  
19 the Board of Supervisors in 1999.

20           There was a reason the zoning was applied by the  
21 supervisors at that time and that condition still remains  
22 today. This is a rural community, which includes our hills  
23 that Tesoro has their development proposed for, zoned at A2  
24 and should remain rural, and it should remain at A2. Thank  
25 you.

1 MR. BELLAMY: Thank you very much.

2 Two more names.

3 MS. HEFFLEY: Good evening, everyone. Thank you very  
4 much for allowing me to speak. I don't have much to say.  
5 I'm very small property owner, my husband, Frank, and  
6 myself -- my name is Rosie Heffley. And we live at 7520  
7 Escondido Canyon Road in the unincorporated community of  
8 Agua Dulce.

9 And all I wanted to say is that I want to thank  
10 the L.A. County Planning Commission and the Santa Clarita  
11 commissioners and everyone here, and I do approve of the  
12 OVOV. My husband and I both approve of this, and we are  
13 very happy that this is happening. Thank you.

14 And I want to thank also Mr. Adams, because I was  
15 able to get in touch with him the first time I tried. The  
16 phone system was great. I had no problems. He spent maybe  
17 15, 20 minutes with me and -- on the phone -- and it was  
18 very clear what the changes were to our property. Thank you  
19 very much and have a nice evening.

20 MR. BELLAMY: Thank you.

21 MS. HAMILTON: Milo Brown. Moise Monasebian --  
22 Monasebian. Would each of you please remember to give your  
23 name and address.

24 MR. BROWN: Yeah, my name's Milo Brown. I've lived in  
25 this community for 33 years. We have a small parcel up on



1 Sierra Highway, and the parcel number is 3214020046. And it  
2 is rated at C3, and the paper says that they are going to  
3 change it to A1-2. And we have an existing nursery  
4 operating on it now. If they change that from C to  
5 agricultural or whatever the A1-2 is, then that would  
6 probably put us out of business, and I don't quite think  
7 that that's right that that could happen.

8 I've been there 33 years. Lot of changes going on  
9 here. And would appreciate it take in consideration. As to  
10 all the other commercial property owners, some of them are  
11 not here. There is a bunch of them up by me that probably  
12 wish they were here, so they have M1 and C3 and C4 and  
13 stuff. But I don't know why they didn't make it, but it's  
14 very critical. Thank you.

15 MR. BELLAMY: Thank you.

16 MR. MONASEBIAN: Good evening. My name is Moise  
17 Monasebian. My address is 2804 Main Street in city of Santa  
18 Monica, California 90405. I recently received a notice of  
19 completion and availability of DEIR for the One Valley One  
20 Vision Plan.

21 I'm the owner of approximately 145 acres of vacant  
22 land in Canyon Country in Los Angeles County, located at  
23 Sierra Highway and Baker Canyon. I purchased this property  
24 based on the fact that the property was zoned for a maximum  
25 of 95 homes. There is an existing and active tentative map

1 number, 47574, on this property, calling for approximately  
2 75 homes.

3 The new One Valley One Vision Plan is down-zoning  
4 my property to only 29 homes. This is a great financial  
5 loss to the value of my property. I would appreciate it if  
6 Planning Commission can reevaluate One Valley One Vision  
7 Plan and return my property to its original density.

8 After discussing the new plan with the staff at  
9 Regional Planning, my engineers, Secant Engineering, has  
10 also submitted a secondary plan to the staff and for your  
11 consideration regarding possible change of use from  
12 residential to commercial IO, which is described as Office  
13 Professional by the new General Plan.

14 The reason for my requests are the following:

15 My property abuts land that will be designated  
16 industrial in the new General Plan. There is a high school  
17 planned on 250 acres across the street from my property.  
18 This northeast area of Canyon Country is sparsely populated,  
19 and the nearest housing tract is about one-half mile away,  
20 and still my property is near major highways and freeways.  
21 My property is approximately 50 acres of flat land that will  
22 require very little grading and is not in any flood zone or  
23 environmentally sensitive area, and I'm willing to keep the  
24 remainder of my land as open space.

25 I have two access points to Sierra Highway, and

1 commercial and industrial development in this area can  
2 easily pay for the most infrastructures that are called for  
3 in the One Valley One Vision Plan for Sierra Highway,  
4 resulting in substantial savings to the Los Angeles County  
5 and the taxpayers.

6 And finally, the fact that there are several  
7 thousand homes approved or is in the process of being  
8 approved within one to three miles of my property tells me  
9 that we do not need more housing, but we need more  
10 commercial and industrial development such as well-planned  
11 office parks and technology centers to bring in more  
12 business and create more jobs and tax revenues for the Los  
13 Angeles County.

14 I hope the Planning Commission can see the same  
15 vision I have for this corner of Canyon Country in Santa  
16 Clarita Valley area and take this opportunity to create an  
17 industrial and commercial hub that will benefit this  
18 community for many years to come.

19 MR. BELLAMY: Thank you.

20 MR. MONASABIAN: Thank you.

21 MS. HAMILTON: Richard Robb, Lynne Plambeck, Mike  
22 Thompson.

23 MS. PLAMBECK: My name's Lynne Plambeck. I'm here  
24 representing Santa Clarita Organization for Planning and the  
25 Environment. And we, like the Castaic Town Council, haven't

1 had time to really get into the particulars of the plan, and  
2 so we would like to start by asking that you extend the  
3 comment period past the November 2nd date. We, too, intend  
4 to divide up the different areas of the plan -- with the  
5 SCAG projection, which really never came to pass.

6 And when you base it on this massive projection of  
7 population increase that doesn't happen, you build  
8 infrastructure that's not needed. It's very expensive to  
9 the taxpayers. And I don't know what the law is, whether  
10 you are required to base it on the SCAG population figure,  
11 but I believe the '93 projection was that we were going to  
12 reach 270,000 by 2000. We're not there yet.

13 So you can see that it's substantially overstated.  
14 And based on the current economy, it seems that 500,000 or  
15 plus -- I think it's 540 or something like that -- would be  
16 substantially overstatement, and there may be significant  
17 issues in supplying water for that amount of people and for  
18 providing for good air quality for people to even breathe  
19 should you put that many people in the valley.

20 We would like to request more hearings in other  
21 sections of the valley. We understood this was going to be  
22 the only hearing, and I hope that it isn't because it's  
23 difficult for folks on the east side to get over to Castaic  
24 at this time in the evening, just as it was probably  
25 difficult for all of you to get here.

1           We were concerned with the fact that you're -- the  
2 way it looks like you're doing the floodplains, although it  
3 may be an easier way -- I guess we just didn't quite  
4 understand it. It looks like there's no -- like you're  
5 giving a designation for floodplains, but you're not really  
6 going to do any protection for floodplains, and we request  
7 that you try to do that.

8           The earlier area-wide plan really had a good  
9 description of groundwater recharge areas in it and looked  
10 at how those areas could be protected. Protecting  
11 groundwater recharge is going to be just absolutely  
12 necessary if we're going to supply -- have a water supply  
13 for this valley.

14           Last, I would just like to say that in the '93  
15 plan, there was sort of a feeding frenzy at the Board of  
16 Supervisors where a lot of developers came in at the last  
17 minute and said, "We want an increase here, and we want an  
18 increase there." And I hope that isn't going to happen  
19 again. It's not a technically legal process for an EIR, and  
20 it was a very poor process for the way the plan was handled  
21 as a whole.

22           And I would like to reiterate the concerns over  
23 having gone through long processes to approve Specific Plans  
24 and then having them change in a bulk manner in this  
25 process. I don't think that's a way to look at Specific

1 Plans. Thank you.

2 MR. BELLAMY: Thank you.

3 Can we get -- can we get two more names.

4 MS. HAMILTON: Sadiq Ghias. Henry Urick.

5 MR. BELLAMY: Yes, sir.

6 MR. THOMPSEN: Good evening, ladies and gentlemen. My  
7 name's Mike Thompson, and I reside at 29546 Sand Canyon Road  
8 in Canyon Country, on the east end of the valley. And  
9 currently our property is A2-1 and you want to change it to  
10 RL5, and I would like the consideration of RL2. I have  
11 neighbors right next to me, both that already sit on  
12 two-acre parcels. We have nine acres.

13 I'm neighbor of Chris Ball. I think he should be  
14 given the chance to have three-acre parcel. An RL2 would do  
15 that. The tract that he was speaking of is just across the  
16 street from me. I also have Stetson Ranch that's right  
17 behind myself. I've got Fire Department 132 that's our  
18 neighbor, Canyon Collection. Our proximity to the freeway  
19 is 60 seconds. COC -- the new COC is just over the ridge  
20 from us.

21 And I think restricting us to an RL5 is  
22 restrictive. I would like the consideration, please, of an  
23 RL2. Thank you.

24 MR. BELLAMY: Thank you.

25 Yes, sir.

1 MR. GHIAS: Good evening. My name is Sadiq Ghias.

2 MR. BELLAMY: Closer.

3 MR. GHIAS: Good evening. My name is Sadiq Ghias. I'm  
4 the owner of the Campground of America, and the name is  
5 Acton Los Angeles, located at 7601 Soledad Canyon Road in  
6 the city of Acton.

7 The campground has an existing CUP, and my concern  
8 is that once this CUP expires I'd like to request that the  
9 CUP be renewed when the conditions are met. The second  
10 thing that I'd like to state is that any time a raw piece of  
11 land is purchased, all you have to look or go by is the  
12 zoning on that particular piece of property, and one is  
13 paying the price based on that zoning.

14 If, in the -- after the purchase has been made,  
15 several years down, if someone changes the zoning, then  
16 effectively, what one did is made that land worthless,  
17 because reducing from several units to just few units, the  
18 land has lost its economic value.

19 So I suggest to all the distinguished members to  
20 please reconsider this One Valley One Vision because it  
21 appears to me that the people who will be sacrificing the  
22 most are the existing landowners who happen to be closer to  
23 the areas where this vision is going to take place.

24 I thank you much. Bye-bye.

25 MR. BELLAMY: Thank you.

1 MR. URICH: I'd like to thank the commissioners for  
2 coming to Castaic. Thank you very much for coming this  
3 evening. Sloan Canyon Road is in OVOV currently --

4 MS. HAMILTON: Your name, sir?

5 MR. URICH: -- being downgraded. It's proposed to be  
6 downgraded from a secondary highway to a street. And that's  
7 going to severely impact the ability to pave that section  
8 above Quail Valley Road, and these are the reasons why.

9 The B&T funds are proposed to go from \$3000 per  
10 lot to \$17,300 per lot. That will be the highest rate in  
11 the county. But if you downgrade Sloan Canyon Road, it will  
12 not be eligible for an offset of those fees. The current  
13 number of lots that are approved either have a map or a  
14 tentative map, it's in excess of 150 lots, and that would be  
15 an impact of over \$3 million that would not be able to be  
16 offset to improve and pave Sloan Canyon Road.

17 Sloan Canyon Road, by the way, it's needed to be  
18 paved for fire safety, and also a future elementary school  
19 is proposed on this unimproved section. So for the sake of  
20 fire safety and being able to pave a road to a proposed  
21 future elementary school, we just ask that you do not  
22 downgrade Sloan Canyon from a secondary highway. Just keep  
23 it the way it is presently.

24 Thank you very much for your consideration.

25 MR. BELLAMY: Thank you.



1 MS. HAMILTON: Vernon Sprankle, Judy Reinsma, and Allan  
2 Cameron.

3 MR. SPRANKLE: Is it on? Hi, my name is Vernon  
4 Sprankle, and I am representing the Sprankle Gabroud Jesser  
5 Hockenberry property. We have 120 acres up at the end of  
6 Sloan Canyon Road. My great grandmother and grandfather  
7 homesteaded this property over 85 years ago, and we are --  
8 it has dwindled down to a whole bunch of people now.  
9 But with the OVOV plan they have taken -- they have taken  
10 our -- our particular property at RL5, which is five -- five  
11 acres per -- one house per five acres, and it was one house  
12 per two acres. All around us is one house per two. The  
13 north side of me is one house per one, RL1, according to the  
14 new map, and we just think this is totally unfair.

15 I personally am on the deed of 80 acres of this  
16 land, and this -- it's in escrow as we speak, but I don't  
17 think it's going to stay in escrow if it goes one per five.  
18 So we would like you to reconsider as far as that area.

19 Thank you.

20 MR. BELLAMY: Thank you.

21 MS. REINSMA: Good evening, gentlemen, and thank you  
22 for having us here in Castaic. My name's Judy Reinsma. I  
23 live at 29750 San Francisquito Canyon Road. This is where  
24 we just were granted a Community Standards District for our  
25 rural ranch community, which we are very pleased to have

1 gotten.

2 Immediately to the west of the canyon is the  
3 Tesoro del Valle development. In 1999 local residents in  
4 the Santa Clarita Valley were successful in getting the  
5 density of this huge tract reduced so that clustered and  
6 small lot dwellings would not march from Copper Hill all the  
7 way up to the national forest.

8 The present approved plan for the unbuilt area of  
9 Tesoro del Valle, called Area C, covers 668.7 acres. This  
10 can be seen on the One Valley One Vision map as a yellow  
11 area extending north between the San Francisquito Canyon and  
12 Castaic area Community Standard Districts. This area, which  
13 is zoned A2, has been approved for 115 dwelling units, with  
14 lot sizes ranging from a minimum of 1 acre to a maximum of  
15 5.2 acres.

16 If this property is designated H2, as shown in One  
17 Valley One Vision, then the homes allowed under the two  
18 dwelling units per gross acre parameters will be 1337. This  
19 would grant the developer the opportunity to build an  
20 additional 1222 dwelling units beyond the number allowed  
21 when this development was approved. This is wrong.

22 I would respectfully request that the H2 overlay  
23 for Tesoro del Valle be removed, the current zoning and  
24 dwelling units allowed for this property remain as is, and  
25 that any changes be done following the standard procedures,

1 including professional review by Planning Division, the  
2 Planning Commission, and public hearings.

3 Thank you very much.

4 MR. BELLAMY: Thank you.

5 MR. CAMERON: Good evening, commissioners. My name is  
6 Allan Cameron. My address is 19425 Soledad Canyon Road,  
7 Santa Clarita, California 91351. And I would like to thank  
8 all of you for taking the time and the trouble to come to  
9 the Santa Clarita Valley and to the Castaic area. I presume  
10 that the ease with which you obtained your shots and got  
11 your passports allowed you to make the journey without too  
12 much difficulty. Again, thank you for having come here this  
13 evening to receive this very important public hearing.

14 And I would echo some of the earlier comments  
15 about the fact that I hope this would be your opening salvo  
16 in terms of an outreach effort to obtain the opinions and  
17 sentiments of the people that your decisions will affect in  
18 the northern Los Angeles County area.

19 I have a specific suggestion about the traffic  
20 modeling portion of the General Plan. It is extremely  
21 important that the issue of a proposed second and third  
22 access into northern Los Angeles County be evaluated.

23 Imagine, if you will, the San Fernando Valley if the only  
24 means to the area south of the San Fernando Valley were the  
25 Cahuenga Pass. Imagine if the 210 did not exist, if all the

1 surface streets like Glenoaks Boulevard and San Fernando  
2 Road did not exist. Imagine if Interstate 5 did not exist  
3 and the San Diego Freeway, 405, did not exist and all of the  
4 two-lane roads that carry voluminous amounts of traffic,  
5 like Coldwater Canyon, Benedict Canyon, Laurel Canyon,  
6 Topanga Canyon, all did not exist.

7 If you were to characterize that nightmarish  
8 situation as I just did, you would be approximating the  
9 ultimate fate of the Santa Clarita Valley if another means  
10 of access to the south is not postulated. So I strongly  
11 urge the circulation element look into that and model it.

12 Now, a lot of my friends concerned about  
13 environmental issues say we cannot presume to continue to  
14 use personal direct, point to point, rapid transportation,  
15 i.e., the car. I would say that is a presumption based on  
16 the idea that the car will continue to be an internal  
17 combustion engine-powered vehicle.

18 I think our future planning needs to recognize  
19 that the car with the internal combustion engine as we know  
20 it today must cease to exist, and we must have  
21 electric-powered vehicles or hydrogen fuel celled vehicles,  
22 which will render the issue of air pollution and climate  
23 change, hopefully, moot, particularly if the electricity  
24 that powers those vehicles is generated with clean power,  
25 i.e., wind and solar.

1           So in conclusion of that portion of my testimony,  
2     please model the issue of an additional means of major  
3     access, at least one if not preferably two, in and out of  
4     the Santa Clarita Valley to the south.

5           Next quick issue. The existing General Plan has a  
6     marvelous infrastructure concurrency requirement known for  
7     short as the Development Monitoring System, or the DMS. In  
8     a new General Plan, you have an option to perhaps abandon  
9     that, but I strongly urge you to look at the existing value  
10    of the DMS and not abandon it unless and until you can show  
11    how another infrastructure concurrency mechanism --

12           MR. BELLAMY: Can you wrap --

13           MR. CAMERON: -- would be able to replace it and --

14           MR. BELLAMY: -- can you wrap up, sir, please.

15           MR. CAMERON: Yes, thank you. Two more quick points,  
16    and I will conclude. Please, if you would, generate an  
17    overlay map so that online, as well as in meetings like  
18    this, you can take the old zoning and General Plan  
19    designation, have an overlay of the new proposed General  
20    Plan and zoning designation on top of it, so you can see  
21    immediately what the changes that are proposed are from the  
22    old to the new.

23           And then my final comment is this. A stronger  
24    safety element is absolutely called for in a comprehensive  
25    new General Plan. The Castaic Dam is one of at least three

1 major dams that is built to a maximum of a seven-point event  
2 on the Richter Scale, and we all know that the next large  
3 event in Southern California will be way above seven points.

4 MR. BELLAMY: Okay. Thank --

5 MR. CAMERON: If that happens, we here would be under  
6 several hundred feet of water.

7 MR. BELLAMY: Thank you very much.

8 MR. CAMERON: So I appreciate your listening to us.  
9 Thank you.

10 MS. HAMILTON: Igor Nikitine, Tim Garrity, and Dianne  
11 Wohlleben.

12 MR. NIKITINE: Hello. My name is Nikitine, Igor. I'm  
13 living on 7343 Soledad Canyon. And I will just quickly --  
14 can I address the public for a quick? Only here. Okay.  
15 Then I'll tell my story.

16 We purchased the land. It's 12 acres. We tried  
17 to do some developments and were always unsuccessful because  
18 it goes in the circles that we cannot do this because the  
19 County has construction of the bridge over the floodplain.  
20 And it's not a small bridge. It's almost like a CalTrans  
21 project, which costs millions of dollars for the small  
22 residents.

23 And it was going and going until, like, recently I  
24 found there is another, farther up the canyon, properties.  
25 The same river, this same fish protected by law. Everything

1 is the same, but it's booming. The people are grading. The  
2 people are receiving permits, and everything going on. I  
3 was wondering, like, why and what's wrong? And it's only  
4 beyond borders of your project everything is fine. No  
5 bridge, no millions to spend, everything is fine.

6 We were forced to sell 80 acres to national forest  
7 because we couldn't do nothing with it. And many people  
8 like here always cannot do nothing. They already put some  
9 money. They have businesses. And you guys just forcing  
10 them out, and I don't know if some people, like, really  
11 trust you that you're doing all this in the public interest.  
12 I'm sorry.

13 That's my total opinion. And believe me, I was  
14 lived in Russia. I was born in Communism. I saw the  
15 country go into the drain because of the government. Obama  
16 doing the same for the whole country, and you guys trying to  
17 dish all the people in the local area. I'm sorry, but this  
18 is -- that's where it goes. I understand you doing good  
19 stuff. That's all my emotions, and thank you so much.

20 MR. BELLAMY: Thank you very much.

21 MS. WOHLLEBEN: Good evening. Can you hear me? Can  
22 you hear me? No? Now? Now? Okay. Testing. Okay.

23 My name's Dianne Woleben. And I live off of  
24 Sierra Highway and Fitch Avenue. It's called Forest Park in  
25 the old map -- in the Thomas Guide map book. And you're

1 considering changing, with your OV0V, an area right across  
2 Sierra Highway from me, which is -- and down the street --  
3 to a H18, which is 9 to 18 dual occupancy.

4 We are all individual owners. There are no  
5 apartment buildings in our neighborhood except for one that  
6 got snuck in that's only two story with eight units. And  
7 nobody knows. It's been there for a long time. So we don't  
8 know how it got snuck in.

9 But that area is strictly industrial along Sierra  
10 Highway, and all residences -- they're all out here, all my  
11 neighbors -- and none of us want it to be changed to have,  
12 instead of where I moved to from Silver Lake in L.A., Canyon  
13 Country, to Condo Country. You can keep it by the freeways.  
14 We don't want to be like Van Nuys. We don't want graffiti  
15 and congestion.

16 We don't want that kind -- we live where there are  
17 cows and horses. We're in the County of L.A. for a reason.  
18 We don't live in Santa Clarita. We live in the county. We  
19 have horses and cows. My neighbors, they walk with their  
20 horses. We don't want condo land.

21 Thank you very much.

22 MR. BELLAMY: Thank you.

23 MS. WOHLLEBEN: Oh, and thank you. Thank -- thank you  
24 also -- I have one last request. One last request about the  
25 meeting. Thank you for coming out to hear us, A. And B, I



1 know the supervisors meet in L.A. at 9:00 o'clock and that's  
2 your final hearing, on a workday. We're working people. We  
3 can't come to L.A. on a workday. So if you could please  
4 schedule in final opportunities to speak again out here or  
5 in Canyon Country, which is an area that you're talking  
6 about -- not just Castaic -- we would truly, truly  
7 appreciate your effort.

8 Thank you.

9 MS. HAMILTON: Henry Schultz, Sherry Stolica --  
10 Stolarik, and Robert Haring -- no, Robert Lombardi, and  
11 Linda Haring.

12 MS. STOLARIK: Hello. Thank you for the opportunity to  
13 address the proposed land use designations. My name is  
14 Sherry Stolarik. I live at 25241 West Carson Way, Stevenson  
15 Ranch. I am a member of the San Francisquito Canyon  
16 Preservation Association, the Santa Clarita Trails Advisory  
17 Committee, and Equestrian Trails, Incorporated.

18 We wish to retain A2-2, or the equivalent of rural  
19 land 2, for phases B and C of Tesoro del Valle Tract No.  
20 51644, conditional use permit approved in May 1999. This  
21 CUP designated the remaining phases to remain as A2, minimum  
22 two acre. This approval by the Board of Supervisors upheld  
23 their unanimous vote to preserve, promote, enhance, and  
24 expand the equestrian lifestyle. It should not be changed  
25 in an effort to defeat the purpose of our long, hard fight

1 to preserve the area for horses and a rural lifestyle.

2 This proposed land use change to H2 negates the  
3 agricultural uses and denies livestock and horse-keeping.

4 The Cliffie Stone Trail will extend through these phases  
5 along with two other trails designated by the Santa Clarita  
6 Trails Advisory Committee as requested by Supervisor  
7 Antonovich.

8 We wish to request that the land remain designated  
9 as A2 or its equivalent, not impose restrictions to  
10 agricultural uses, conform to the adjacent land uses to the  
11 east, west, and north currently zoned A2. This H-2 land  
12 uses nonconforming. Changing this will be inconsistent with  
13 the Tapia Ranch project and the San Francisquito Canyon by  
14 allowing a much higher density.

15 We also wish to request that the extension of  
16 McBean be deleted from the Master Plan of Highways onto San  
17 Francisquito Canyon Road. This canyon is rural with  
18 designated community standards that retains many varied  
19 equestrian uses and is home to our California Rangers  
20 program, Mounted Posse Reserve participants, Trail  
21 Advocates, and Equestrian Trails.

22 Thank you very much.

23 MR. BELLAMY: Thank you.

24 MR. SCHULTZ: Hello. My name is Henry Schultz, and I'm  
25 a resident of Santa Clarita. I really am pleased to be able

1 to speak here. The idea of One Valley One Vision is a great  
2 idea, the County and the City and other agencies working  
3 together to get a good plan for the area.

4 What I really want to speak about is a problem  
5 that we've had for years, even before we had the City, and  
6 that has to do with density. All these projects,  
7 developments, changes of zoning, all increase density, and  
8 density is the real problem out here in the valley. It  
9 causes all the traffic problems that we have, which are only  
10 getting worse. Someone mentioned the traffic model. You  
11 can see that things are going to go really bad here shortly.  
12 Even with the HOV lane, we're going to be in real trouble.

13 So what we need to do is reduce the density of  
14 projects, if at all possible, and reduce the density or keep  
15 the density the same in a lot of areas that we have. A  
16 prime example of this is Newhall Ranch project. The Newhall  
17 Ranch project has -- it takes hillside densities and puts  
18 them into high residential, builds into the river, into the  
19 floodplain. We've been doing that here even in the City of  
20 Santa Clarita. So we're not -- we're not innocent.

21 But the big problem, though, is to -- whatever you  
22 do with the One Valley One Vision, that you keep the  
23 densities from being increased. And the real problem here  
24 is tax base. The County needs money. The County is running  
25 out of gas. As more places get incorporated, there's less

1 and less space for the County to have direct income. So I  
2 hope that you don't take money as the source of your  
3 motivation for increasing density.

4 Thank you.

5 MR. BELLAMY: Thank you very much.

6 MR. LOMBARDI: Hello. My name is Robert Lombardi. My  
7 address, 29527 Bouquet Canyon Road. I'm here with my  
8 sister. We own a piece of property, 140 acres, on Bouquet  
9 Canyon Road, on both sides, at Vasquez Canyon Road.

10 At present the zoning is A1-2000, which is half  
11 acre lots. The County wants to change it to A1-2, which is  
12 one house per two acres. We have some tracts approved  
13 around us, and we're in the middle of them. And all we're  
14 asking for is to have the density that they have. I believe  
15 it's one acre per -- one house per acre.

16 I think we need to -- we're an island -- we'd be  
17 an island in the middle of the area, and it just won't work  
18 right for us. My sister wants to say something also.

19 MS. HARING: I live at 29677 Bouquet Canyon Road, on  
20 the corner of Vasquez and Bouquet Canyon. My concern is the  
21 roads and the development that's planned in Bouquet Canyon.  
22 Bouquet Canyon Road is being planned as a secondary highway,  
23 which I understand is a four-lane road, extending from Plum  
24 Canyon Road to the national forest boundary.

25 Vasquez Canyon, however, is being downgraded to a

1 limited secondary highway, which is -- remains a two-lane  
2 highway. Right now, Vasquez Canyon Road is over-utilized  
3 and doesn't provide -- is in terrible condition. There's  
4 bumps and cracks and potholes, and even though they're  
5 patched frequently, it's just in very bad condition.

6 We have an additional problem besides the  
7 residents that live in Bouquet Canyon, which is now still  
8 rural north of Vasquez. And we have lots of residents from  
9 Palmdale and the Antelope Valley that use Bouquet Canyon  
10 Road to commute to the Santa Clarita Valley and also the San  
11 Fernando Valley. They also use Vasquez Canyon.

12 There are plans in the Antelope Valley, in Leona  
13 Valley, and in Palmdale for increased development there.  
14 All of that traffic will flow from the Antelope Valley  
15 through the Santa Clarita Valley because most people up  
16 there are traveling down for jobs here and in the Los  
17 Angeles area.

18 What we would like is to see that Vasquez Canyon  
19 Road remains a secondary highway and is eventually planned  
20 to be expanded to four lanes. With the additional  
21 development that is surrounding our property, if that -- if  
22 and when that is ever developed, that will put hundreds of  
23 more automobiles on those highways, and it -- we are already  
24 in danger now. Whenever there's a fire or a flood -- we've  
25 experienced all of it -- earthquake. We've been trapped in

1 that canyon many times.

2 So we do need to see that with any plan, whether  
3 it's rural or high density, you need to have adequate roads  
4 for all people to get in and out of these canyons. It is a  
5 unique area with all these canyons, and you can see what has  
6 happened with all the fires recently, with people that live  
7 in canyons. So I hope you'll take that into consideration,  
8 and thank you for coming here and listening to us.

9 MR. BELLAMY: Thank you.

10 MS. HAMILTON: William Dudra, Sherry Paradise, and Dean  
11 Paradise.

12 MR. DUDRA: Hi, my name is William Dudra. I live at  
13 44508 Loneoak Avenue, Lancaster, California 93534. I've got  
14 two parcels at Bouquet and Vasquez area there that we've  
15 been going eight years now to get a grading permit. Finally  
16 get it graded and set up, and now you guys talk about  
17 changing the zoning.

18 We had to deal with Hillside Management to go  
19 out -- out of the blue, they -- after the grading goes  
20 through, then say, oh, now you're in Hillside Management.  
21 Now you've got to meet this criteria. Now they want to  
22 change it to where you can only put one house on it and --  
23 after it's already been graded out.

24 I don't see how the County can go and try to  
25 change the zoning after you've already started in your

1 project the way it is now, that you could split it down if  
2 you put the roads in. We put the roads in, and because we  
3 haven't filed the lot split -- because that's going to take  
4 forever to go from five acres to 2 two and a halves, which  
5 are all through the county two and a half acres are a  
6 standard. Now they change it. Oh, we don't want to do less  
7 than five acres.

8 I don't see how it benefits us to sit there and  
9 let you guys change it. It's just like the open spaces with  
10 Santa Clarita and the County. They've got all this land,  
11 and they've got their pieces, but they're not putting them  
12 up for open spaces, considering the way they built up the  
13 city or the way the County's been building up in the  
14 heavily, densely populated areas.

15 And I think it's pretty much an arbitrary thing  
16 that you guys are going across because some of these ones  
17 you want to go and -- go from two acres on a house to  
18 putting 30 houses on two acres, and then the other ones you  
19 want to say, okay, you've got five acres, you can only put  
20 one, or you've got 20 acres, you can only put one.

21 And -- but the developers, whatever they want to  
22 put, because it's closer in, we'll let you develop  
23 everything. They've got roads through Santa Clarita where  
24 they've built developments on ridiculously sloped roads.  
25 Going up Shangri-La, it's got to be an 18 percent road they

1 put in up a hillside that they just built all over.

2 White's Canyon's got the same thing. All over  
3 Canyon Country's got it where they went straight up on hills  
4 with roads, but now that it's out on the rural area that we  
5 are, that we wanted to be, that's why we bought there, they  
6 want -- you guys want to zone us down, saying okay, you can  
7 only go one house in the area.

8 I don't -- I don't see how, when you've fought for  
9 all this time to get to this point, now we're going to  
10 change your zoning, we want to make it this. I see no  
11 benefit to it because when you guys start adding, there's  
12 only a certain amount in Hillside Management we can do  
13 anyways. We can't go down, even though the zoning says  
14 20,000 square feet for a half acre on a five-acre parcel,  
15 they won't let you do it in Hillside Management anyways. So  
16 to zone it down lower, I don't see it being beneficial to  
17 us.

18 Thank you.

19 MR. BELLAMY: Thank you.

20 MS. PARADISE: Hi, my name is Sherry Paradise. I live  
21 at 29565 Baringer Road in Castaic. I moved here about ten  
22 years ago and decided this would be a great place to enjoy a  
23 rural environment but also incorporate some of the city  
24 life.

25 Recently, in July, we received some information



1 that said, oh, the General Plan Land Committee is going to  
2 change the zoning on our property. Now we would be  
3 designated as an RL5. Now, when we purchased this lane --  
4 we're not wealthy people. We work very hard. As I keep  
5 hearing over and over in this room, people have worked hard.  
6 This might be just my little piece of the American Dream  
7 that I said I want this land, and I now have the ability to  
8 split this property and have a second parcel.

9           So we wrote a letter, and we talked to many of our  
10 neighbors. This wasn't just indulging ourselves. We talked  
11 to many of our neighbors, and we asked, "What do you think?  
12 What would you like?" And they signed it. They signed a  
13 petition. We sent it in. About two weeks later, we  
14 received a really nice little letter back saying,  
15 "Absolutely not. We didn't hear your request."

16           I ask you, are you listening to us? Are you  
17 hearing this room? Because we asked you: Could you  
18 reconsider changing our zoning to RL2? Now, we received a  
19 response back that stated no, there was a slope issue; no,  
20 there was fire -- fire zone issues.

21           I want to challenge you here to go back and look  
22 because on that -- these parcels that you've said no to, do  
23 you know many of these are already graded with a second pad?  
24 The fire issue or the slope issue is already taken care of,  
25 because we've hired civil engineers to look at this land.

1 It is not done in a vacuum.

2 So we received a letter basically saying no on  
3 August 12th. I would like you to go back and reconsider  
4 your decision on behalf of ourselves and all of the others  
5 that have signed this petition. And those of you that  
6 didn't have the opportunity to meet with us, we welcome you  
7 to sign the petition also.

8 Thank you.

9 MR. BELLAMY: Thank you.

10 MR. PARADISE: Thank you. My name is Dean Paradise. I  
11 live at 29565 Baringer Road. I'm a civil engineer, and I've  
12 been a civil engineer for over 25 years, working in the  
13 county. Ten years ago my wife and I bought some land at the  
14 end of Romero Canyon, and we built a house and we built a  
15 separate pad that we use as a horse arena.

16 We intend to subdivide in the future and build two  
17 parcels of over two acres each. That's over 86,000 square  
18 feet per lot. This area has been designated as RL5 by the  
19 County planners. We believe this is a mistake, and we've  
20 been told that it's not feasible for the RL2 land use.

21 Although we currently have a 10,000 square foot  
22 certified pad on our property, properties to the north, the  
23 south, the east, and the west of us are designated as RL2.  
24 Only us, in the middle, have as an island of an RL5. So I'd  
25 ask you that you please have this revised and join me and

1 the town council in changing that to the RL2, which is in  
2 conformance with the community standards that the town  
3 council approved three years ago.

4 I also want to speak to you quickly about the  
5 secondary access into Castaic. Ask any resident here what  
6 it's like to get home into Castaic when the 5 Freeway is  
7 shut down due to a fire or snow or a traffic accident. Good  
8 planning mandates a secondary access into Castaic. And I  
9 believe the logical location for that is through the Tesoro  
10 development.

11 Thank you very much.

12 MR. BELLAMY: Thank you.

13 MS. HAMILTON: Glenda Bona, Gary Shaw, Phillip Scorza.

14 MS. BONA: Hi, I'm Glenda Bona, 23681 White Oak Court  
15 in Newhall. And I'm here tonight representing the Calgrove  
16 Corridor Coalition.

17 Let me tell you a little bit about our group to  
18 start out with. We formed originally in opposition to a  
19 ridiculously dense project proposal that was going to be  
20 built on a 100-year floodplain that was just east of the I-5  
21 at Calgrove.

22 While our group actually represents several  
23 hundred households, CCC itself has a diverse core group, and  
24 we are committed as a core group and as a big group to  
25 solving problems through cooperation, not confrontation.

1 We're not antigrowth, but we are interested in intelligent  
2 planning.

3 Our group has had tremendous success working with  
4 the City of Santa Clarita. We're really happy to report  
5 that the proposal to develop the Smiser property was sent  
6 back to the developers as unacceptable. We've also worked  
7 with the City on zoning changes in regards to One Valley One  
8 Vision. The City incorporated lots of our suggestions, and  
9 actually some of our words, into the proposed document. We  
10 would like to have that same kind of relationship with the  
11 County.

12 There's a number of proposed developments right  
13 now that are on the County side of the Interstate 5 Freeway,  
14 and some of them are quite large. These developments will  
15 have a huge impact on our neighborhood and on our quality of  
16 life.

17 Let me share with you briefly some of our key  
18 concerns. We're concerned about traffic circulation. What  
19 will increased density do to the circulation, both on the  
20 I-5 Freeway and also in the surrounding neighborhoods? What  
21 kind of height requirements are you looking at for these  
22 projects?

23 We're concerned that there is adequate parkland.

24 Right now that's not the case. Will you be interfacing  
25 with CalTrans during the time that they are doing the I-5

1 Corridor expansion? Are you considering the ramifications  
2 of that freeway expansion to the surrounding neighborhoods  
3 as you consider future projects?

4 With the addition of four new lanes on the I-5 and  
5 an increase in traffic due to the new developments, we're  
6 also especially worried about air pollution. We're also  
7 concerned about adequate water supplies and concerned about  
8 build-out in general.

9 CCC represents neighborhoods near the Calgrove  
10 area who care about the quality of life in the Santa Clarita  
11 Valley, and we have an offer to extend to you. We would  
12 like to work with you in the same reasonable and  
13 professional manner that we work with the City of Santa  
14 Clarita so that we can find developments that are going to  
15 enhance our community.

16 Thank you.

17 MR. BELLAMY: Thank you very much.

18 MR. SHAW: Hi, my name is Gary Shaw, and I live on  
19 Fitch Avenue in Forest Park area. And I have to tell you,  
20 between my hearing loss and the echo that's developed in  
21 this room, it's almost impossible to really hear clearly  
22 what is going on. But I hope I can be heard.

23 I have to admit that I'm in a fog when it comes to  
24 what specifically is going to be happening in our particular  
25 area on Fitch Avenue in Forest Park. I've heard that

1 eventually our street is going to be made into some kind of  
2 a four-lane highway. I don't know if that's true or not.  
3 And that would cut right into our already small front yard  
4 property that we have, and we'd like it to remain the rural,  
5 country-type living that -- the very purpose for which we  
6 came to live there and wouldn't like that to be changed.

7           And concerning the possibility of our house being  
8 taken away or perhaps bought by pennies on the dollar by  
9 eminent domain, I ask you to put yourselves in our place for  
10 a moment. We live in our dream house. We never otherwise  
11 could afford a house except for the fact that my mom died  
12 some years ago, and it presented the opportunity for us to  
13 have enough money to buy a small house -- just about a  
14 1000-square foot house -- there in Forest Park.

15           If we had to move from our house by it being taken  
16 away or it being bought very inexpensively and so that we  
17 wouldn't have enough money, we couldn't get another place.  
18 We wouldn't have another house to live. It would make it  
19 very difficult for us. I believe many of our neighbors are  
20 in the same position I'm in. Knowing many of them, we have  
21 some elderly neighbors, we have some neighbors who are just  
22 barely making it. And if our houses were bought pennies on  
23 the dollar, we'd be out.

24           What you call progress, I'd like to ask, at whose  
25 expense? And if ruining lives is part of what you call

1 progress, I believe that no one with a good conscience  
2 should be for it. We'd like to keep our house the way it  
3 is. Thank you very much.

4 MR. BELLAMY: Thank you very much.

5 MS. HAMILTON: Neil Nadler, Joel Brandon, and Patricia  
6 Howell.

7 MR. NADLER: Good evening. My name is Neil Nadler, and  
8 my address is 1250 La Venta Drive, Westlake Village,  
9 California 91361. I own approximately 180 acres that lies  
10 between the freeway where it splits up the Grapevine, up --  
11 up Highway 5. And I do want to acknowledge the County Staff  
12 and the Castaic Town Council and Supervisor Antonovich's  
13 office. I'm not here to complain about the future zoning of  
14 my property. Frankly, I believe we're all in concert, which  
15 is changing the property that is currently zoned A2-2 and  
16 A2-10 to light industrial.

17 One -- one thing that I believe is that the County  
18 jobs-housing balance and the specific Santa Clarita area, it  
19 does need a greater balance between the two. And my  
20 property, along with other properties, will help further  
21 that along. So I am in support of it.

22 The one question that I do have, and that might be  
23 a question that could be asked of Mitch -- and I don't think  
24 it necessarily needs to be tonight -- is that one of them is  
25 zoned M1, light industrial, but on the other one,

1 approximately 120 acres of the property is -- got a  
2 designation of Transportation Corridor and that's the only  
3 property. Mitch, can you clarify that or do you want to  
4 talk about it later? Okay.

5 So anyway, I'm in support of it. It's been  
6 ongoing for the last 15 years that I've owned the property,  
7 and it'll -- I think it'll really help out the area as well  
8 and eventually provide local jobs for local people who live  
9 here.

10 And one other thing, I would like to make a  
11 statement, is that there are Community Standard Districts  
12 out here in Castaic. And a lot of people who live in Hasley  
13 Canyon and other canyons are being tremendously affected by  
14 the, if you will, down-zoning of their properties from --  
15 from A2 to RL5. And I do object to that. I think that --  
16 that it's kind of spot zoning, if you will. And I think  
17 that you guys need to take a more serious look at that one  
18 issue.

19 Thank you.

20 MR. BELLAMY: Thank you.

21 MS. HOWELL: Hello. My name is Patricia Howell. I  
22 live at 30701 Sloan Canyon Road in Castaic, California.  
23 I've lived there 25 years. We own three parcels. We own  
24 one up in Hasley, ten acres, and we own two parcels in  
25 Sloan, an eight acre and a five acre. And the zoning change



1 would affect our retirement.

2 We really want to split the property and sell it  
3 and retire. So I would be opposed to the RL5 designation.  
4 I would ideally like the A2-2 zoning to stay in affect. But  
5 if you do decide to change the zonings up there, I would  
6 accept the RL2. That would be acceptable if we could still  
7 have heavy agriculture.

8 And also, I'd like to ask, if you do have plans to  
9 downgrade Sloan Canyon north of Hillcrest, I would be in  
10 support of that. It is a private road. We privately  
11 maintain it. We dedicated it to the County in 1984. They  
12 never accepted the dedication or took possession of it, so  
13 we've maintained it for the past 25 years. Right now people  
14 drive up and down it, 60 miles an hour. We have to repave  
15 it. We have to regrade it. And ideally we'd like to gate  
16 it and keep it completely private.

17 And that's it for me. Thank you for your time.

18 MR. BELLAMY: Thank you very much.

19 MR. BRANDON: My name is Joel Brandon. I live at 26520  
20 Tapia Canyon Road, in behind the sheriff's honor farm. And  
21 I have ten acres of ground, and I don't have any problem at  
22 all as far as any zoning is concerned.

23 I would wish to say one thing, that the -- it's my  
24 observation here this evening that there cannot be a  
25 regulation of any kind made because of the extreme adversity

1 of the people who live in the area. It would be almost  
2 impossible to make one that was reasonable that would work.

3 The other thing that I would say is that the  
4 federal government has followed regulations, and they're  
5 trillions of dollars in debt. The State of California has  
6 followed many regulations, are \$26 billion in debt. The  
7 County of Los Angeles and the City of Los Angeles, in a  
8 similar condition.

9 Therefore, it has become obvious to me that  
10 regulations of any kind has virtually destroyed our country.  
11 Therefore, I would advocate and heavily stress to make no  
12 new regulations of any kind and make the -- a committee,  
13 that has a real cognitive ability to reason as a committee,  
14 to settle each individual case as it comes about rather than  
15 making a blanket deal of the entire area.

16 Thank you.

17 MR. BELLAMY: Thank you.

18 MS. HAMILTON: Kevin Coon, Janette Gabellieri, Karl  
19 Mallick.

20 MS. GABELLIERI: Hello. I am a property owner on Sloan  
21 Canyon Road in Castaic, 30730 Sloan Canyon Road. My name is  
22 Janette Gabellieri. I live at 28755 Greenwood Place.

23 The Castaic community spent several years working  
24 with the County to create a CSD for our community. I am in  
25 favor of downgrading Sloan Canyon Road to a smaller street

1 to keep it more rural. And all of Hasley Canyon, including  
2 Sloan Canyon and Romero Canyon, are designated as rural  
3 residential with A2-2 zoning and Hillside Management. The  
4 existing CSD and the existing permitted uses for A2 land do  
5 not include the commercial uses that are listed in the new  
6 RL2 designation.

7 The One Valley One Vision document states, on Page  
8 3.1 through 17, that the new RL2 designation is supportive  
9 of commercial uses such as grocery stores, restaurants,  
10 personal services, and retail sales. I am opposed to this  
11 land use designation change. RL2 should not allow new  
12 commercial retail uses to be added to the current list of  
13 uses. I am happy with the existing Hillside Management and  
14 N2 designation. Please do not support this change to RL2.

15 Thank you.

16 MR. BELLAMY: Thank you.

17 MR. MALLICK: Good evening. My name is Karl Mallick.  
18 I'm with CCL Engineering. Tonight I represent the Santa  
19 Clarita Facilities Foundation.

20 The foundation works with the William S. Hart  
21 School District and does a lot of their strategic planning  
22 for school sites. We have two sites, one on Vasquez Canyon  
23 Road, assessed as Parcel No. 3231-001-018, 019, and 029,  
24 that's approximately 80 acres. The other site is on Sierra  
25 Highway, just east of Vasquez Canyon Road. Those APN

1 numbers are 2813-18-02, 3, 4, and 9 and 2853-02, 01, and 07.  
2 That's about 275 acres.

3 And as I mentioned, the Facilities Foundation does  
4 strategic planning for the William S. Hart School District.  
5 These two sites, we've been working on for about three  
6 years. They have school components to them and residential  
7 components to them. We're -- we just want to express our  
8 concern that we don't -- or the land use does not change  
9 that will lower the density that we've been working with the  
10 last few years in our planning.

11 I don't believe it currently does with the  
12 proposed change. There is existing commercial designation  
13 on Sierra Highway, on the north side of Sierra Highway,  
14 which is on the south side of our property. The new plan,  
15 the OVOV, does not show commercial in that area. We would  
16 like to request that that commercial remain on the plan  
17 because we have planned for that in our strategic planning.

18 And we will submit these. That's it. Thank you.

19 MR. BELLAMY: Thank you very much.

20 MS. HAMILTON: Josephine Welch, Young Song, Virginia  
21 Wolf.

22 MS. BUSEY: Hello? Can they hear me? Okay.

23 All right. I'm here for two properties in Soledad  
24 Canyon. One of them does not belong to Acton Town Council,  
25 so they don't have --

1 MR. BELLAMY: Give your name.

2 MS. BUSEY: -- town council representation.

3 MR. BELLAMY: Miss -- Miss, give your name.

4 MS. BUSEY: Okay. My name is Cherylann Busey. I am  
5 representing White Rock Lake RV Park, and I am representing  
6 Young Song, who recently was denied a CUP for an RV park due  
7 to inactivity, although there were some serious problems  
8 with the park if the commission really remembers the case.

9 Anyway, we are concerned about the zone change to  
10 A2-2. Both properties hold dual zoning, R1 and A2. Under  
11 the R1 we were told by Bruce Durbin that there were many  
12 things that these property owners could do without --  
13 without a CUP, up to and including camping. We were told  
14 once Mr. Song gave up his CUP he could continue to have  
15 camping as long as one RV didn't cross his bridge. And now  
16 he went back to Bruce Durbin and found out he has to close  
17 his gates to business, even camping, as of December.

18 So we're concerned that the A2-2 zone change, to  
19 A2-2 alone, will devalue the property, will bring them under  
20 regulatory code violations, and I'm not sure, but because  
21 most of Agua Dulce residents receive the County Journal --  
22 did I speak -- say that right? Anyway, there is a property  
23 up there that is now receiving violations under zoning  
24 enforcement regulatory code with \$1000 a day fine, back to  
25 the first violation if they don't come under the regulatory

1 code to meet that within 30 days.

2 It makes these people feel like criminals, and  
3 they are private property owners. So when the regulatory  
4 codes get enforced and they come to these people's property  
5 with guns, which was done to Young Song, his wife had a  
6 nervous breakdown. She has not been able to come out of  
7 that house since that event.

8 So these people are private property owners. They  
9 have large properties, Young Song 50 acres, Joanne 12 acres.  
10 Yes, it's agricultural. Joanne came in 50 years ago. There  
11 were no trees. They planted the trees. I believe the  
12 Regional Planning Department sees all the greenery there and  
13 doesn't realize that the property owners, when they came in  
14 50 years ago and there was nothing there, built these parks  
15 under zoning exceptions originally. And I spoke with -- I  
16 know her name --

17 MS. HAMILTON: Miss Hamilton.

18 MS. BUSEY: -- Miss Hamilton, at length concerning the  
19 history of the parks. Anyway, again, I'm speaking shortly  
20 for both owners. We feel the A2-2 zoning will bring us  
21 under regulatory code enforcements. Can anyone tell me --  
22 and I appreciate Mitch Glaser taking quite a lot of time on  
23 the phone with me to really explain this plan to me. I  
24 realize you have a lot of work to do, and I've heard all the  
25 comments.

1 MR. BELLAMY: Can you wrap it up, please.

2 MS. BUSEY: Yes. The wrap-up is: Can someone explain  
3 to me that after the CUPs that are existing come up for  
4 renewal, will the A2-2 zoning negatively affect their  
5 ability to get a new CUP on the property? I'm concerned  
6 that Josephine Welch owns 12 acres and under the RL20  
7 zoning, one residence per 20 acres. What's going to happen  
8 to property owners with less than 20 acres that have houses?

9 MR. BELLAMY: Thank you.

10 MS. BUSEY: Thank you.

11 MR. BELLAMY: Thank you.

12 MS. WOLF: Hello. My name is Virginia Wolf. I am  
13 property owner of ten acres at 30730 Sloan Canyon Road in  
14 Castaic. I am against the changes that are proposed for my  
15 neighborhood. The existing land use, the Castaic CSD have  
16 designated my neighborhood and all of the Hasley Canyon as  
17 rural without commercial uses such as listed in the new RL2  
18 designation.

19 I am opposed to having RL2 being supportive of  
20 commercial uses. Commercial uses, grocery stores,  
21 restaurants, personal services, and retail stores do not  
22 belong in a rural residential neighborhood. Please do not  
23 support this. I bought these -- this property to live in a  
24 rural neighborhood, away from traffic and strip malls.

25 I am also in favor of downgrading Sloan Canyon

1 Road to a smaller street. Thank you for hearing me.

2 MR. BELLAMY: Thank you very much.

3 MS. HAMILTON: Steven Patterson, Diana Larios, Joe  
4 Cota. Joanne Swanson, Susan Rauch, James Rogers, and  
5 there's one last person, Commissioner. Frederico Enriquez.

6 MS. LARIOS: Hi. Thank you for hearing us today. My  
7 name is Diana Larios. I live at 30758 Sloan Canyon Road in  
8 Castaic, and I've been a resident for over 15 years. I've  
9 been active on the original Master Plan committee and also  
10 in helping to form the Castaic area Community Standards  
11 District and have worked with the County a lot with all of  
12 that.

13 Castaic -- the Castaic community and the CSD has  
14 very strongly stated that they wanted to keep Hasley Canyon,  
15 Romero Canyon, and Sloan Canyon rural and equestrian. And I  
16 believe that the RL2 land designation which is being  
17 assigned to some of the properties out there is not  
18 consistent with our CSD.

19 I have a list of all the existing heavy  
20 agricultural zone uses, and there are a lot of uses that are  
21 already listed. But what I'm concerned with is that this  
22 RL2 is actually adding the commercial, grocery, restaurants,  
23 retail. That is not rural.

24 Your agenda item states that the reason for this  
25 zoning change and the land use change is for density



1 control. Well, adding commercial uses in a rural  
2 neighborhood has nothing to do with density control. You  
3 are changing the character of our community, and our CSD is  
4 opposed to that, and our community is opposed to that.

5 So please realize that it's not all about density,  
6 that in this case it's about changing the character of our  
7 community, and I'm very, very seriously opposed to that.  
8 I would also like to say that I am in favor of  
9 downgrading Sloan Canyon Road to be a smaller street, again,  
10 in favor of our CSD that says that we would like to keep  
11 that neighborhood more rural and equestrian-like. We would  
12 not like it to have larger, paved roads.

13 Thank you.

14 MR. BELLAMY: Thank you.

15 MS. RAUCH: My name's Susan Rauch, and my address is  
16 30470 Sloan Canyon Road, and I've lived there for 12 years.  
17 And I have the same concerns that Diana has about the retail  
18 uses. I don't understand how that's cropping up in this new  
19 redesignation and how it's contrary to what our CSD says.  
20 It almost seems like it's thrown in there willy-nilly. I  
21 mean, it just seems out of place.

22 I mean, are you seriously saying that grocery  
23 stores can go in our rural neighborhoods? I mean, that's  
24 what it looks -- I mean, that's what it says. So I really  
25 do hope you'll take the time to look at that and toss it out

1 or have it coincide more specifically with our CSD.

2 And on the matter of Sloan Canyon Road,  
3 there's -- Sloan Canyon Road is a dirt road now, and the  
4 idea of it being anything other in the future, as a small  
5 country road, is out of character too and it seems to me  
6 wouldn't benefit anyone except maybe perhaps some developers  
7 who might get a foothold into the area. And that's it.  
8 Thank you.

9 MR. BELLAMY: Thank you very much.

10 Yes, sir.

11 MR. COON: Hi, my name is Kevin Coon. I've lived in  
12 Santa Clarita since 1972. I own two pieces of property.  
13 One is a 15-acre parcel at 18120 Texas Canyon Road, and  
14 another piece, a quarter acre, in Old Forest Park at 16969  
15 Forest.

16 I purchased both pieces of property with the --  
17 with the zoning and use, specifically picked out those  
18 pieces of property for that. With your proposed changes, it  
19 negates everything that I purchased my properties for. The  
20 Texas Canyon property, I've only owned for five or six  
21 years. But the reason I bought that was for the zoning and  
22 for the use. I strongly oppose any changes to the existing  
23 zoning.

24 Thank you.

25 MR. BELLAMY: Thank you very much.

1 MS. HAMILTON: I believe that completes the speakers,  
2 commissioners.

3 MR. BELLAMY: Okay. Continuation of reports.

4 MS. LEMKE: Nothing from County Counsel.

5 MR. BELLAMY: Commission?

6 MR. MODUGNO: Mr. Chairman, let me ask Mr. Glaser a  
7 couple questions.

8 The recommendation you have this evening as to  
9 continue this to give you an opportunity of coming back with  
10 findings and Final EIR, at least one speaker had indicated  
11 that the close-off date for comments is November the 2nd.  
12 Is that accurate or not?

13 MR. GLASER: Yes. Yes, that's correct. It is a 60-day  
14 comment period. It commenced on September 4, 2009. It  
15 closes on November 2, 2009.

16 MR. MODUGNO: The extent to which we keep this -- keep  
17 hearings open, while that official date closes off, there's  
18 still opportunity for people to submit materials. There's  
19 opportunity for people to come and speak at any continued  
20 public hearings. As this is going on through processing,  
21 there's opportunities for people to continue to speak and  
22 comment up until the point in time through the Board of  
23 Supervisors hearing; is that correct?

24 MR. GLASER: Yes. Let me clarify what the 60-day  
25 review period is. It is specific to the Draft Environmental

1 Impact Report. The 60 days is for comments specific to the  
2 Draft Environmental Impact Report. Otherwise, comments on  
3 the plan in general and the land use changes, on the zoning  
4 changes, you are correct. The comments on that are open  
5 until the day that the Board of Supervisors adopts it.

6 MR. MODUGNO: So the recommendation this evening is to  
7 continue this hearing. We would anticipate that there would  
8 be more hearings than one?

9 MR. GLASER: Yes. What the recommendation is, that the  
10 close of the EIR comment period, again, would be in  
11 November. We would have Impact Sciences, who has prepared  
12 the EIR, respond to all comments and prepare a final EIR.  
13 What staff is envisioning is that we would return to you  
14 with that final EIR with all of the responses to comments in  
15 addition with any and all changes to the draft plan that you  
16 would like us to make pursuant to the testimony today.

17 And at that point, we would come to you with a  
18 resolution to approve the plan and recommend that it be  
19 forwarded to the Board of Supervisors. The Board of  
20 Supervisors then would have at least one hearing before  
21 adopting or not adopting the document.

22 MR. MODUGNO: All right. The concern that I --

23 MS. LEMKE: Commissioner, can I --

24 MR. MODUGNO: -- I'm sorry.

25 MS. LEMKE: -- can I add a clarification on -- on the

1 environmental report is you're correct. While there's an  
2 official comment period, you know, we can't dictate what  
3 people testify to at hearings, and if they want to continue  
4 to comment on the environmental impacts, that's open through  
5 the public hearing process.

6 MR. MODUGNO: Okay. So the mere fact --

7 MS. LEMKE: It's just that we don't have to provide  
8 official comments in the Final Environmental Impact Report.

9 MR. MODUGNO: Okay. So the mere fact of setting off  
10 that comment period as a date that is set for the consultant  
11 then to wrap up some of their work, but it still opens up  
12 discussion, the ability of anyone to add any comments until,  
13 as they sort of say, the fat lady sings.

14 MS. LEMKE: That's correct.

15 MR. MODUGNO: Okay. One of the concerns that I have,  
16 and I think echoing most of the comments that we had this  
17 evening, while very few were looking at the overall sort of  
18 macro issue of One Valley One Vision, which has been the  
19 intent, that the County has been working on for at least  
20 three years, the City has been working on in parallel with  
21 that, I think the reaction that has occurred is people are  
22 saying: How is this impacting me personally? How is this  
23 affecting my piece of property?

24 Many of those piece of properties have had in the  
25 past open cases which have been submitted, may have even

1 gone through some approval process, and action was never  
2 taken, and so those have become closed cases. In some  
3 cases, there is current zoning on those properties which has  
4 changed over the years and there's now some proposals, but  
5 that still doesn't impact what application someone may come  
6 in and take.

7 I think I'd like to have greater clarity, both  
8 from us as a commission and for the property owners, in  
9 terms of what that processing will be for them individually  
10 as they want to come forward.

11 For example, we have long said that -- that the  
12 achievable point is we're going to look sort of around a  
13 midpoint range for development. There -- that means if  
14 somebody's got zoning that could have 1 to 20 houses on a  
15 parcel of land, the desired impact may be somewhere around  
16 10. Without doing overlays of hillside, dealing with oak  
17 trees, circulation, set all of those which will impact where  
18 that ultimate recommendation and number's going to be.

19 We have worked -- and I know the City of Santa  
20 Clarita has worked as well -- that the more rural an area  
21 is, the less circulation that may be applicable, the less  
22 access to infrastructure. The further away from community  
23 services, the further away from parks, the further away from  
24 library, et cetera, would tend to get far more towards a  
25 rural end, which would indicate the lower density on that.

1           As one gets closer to infrastructure, or if a  
2   large developer is prepared to move forward and help build  
3   this community out of the infrastructure deficit by bringing  
4   adequate roads, by perhaps funding libraries nearby, funding  
5   beyond just some land dedication for schools, but really  
6   going above and beyond the requirements, that may warrant  
7   and allow them to get to a higher density.

8           So the mere fact of putting and saying, gee, your  
9   density was two house per acre that we're changing to five  
10   houses, or five houses changing to two, never guaranteed  
11   that anyone could walk in and be given that. It was merely  
12   a starting point and a sort of a planning purpose point.  
13   But again, we're looking at all those aspects.

14           In my mind, if somebody had a higher density  
15   before and bought property on that, held that for years on  
16   that basis, and then stepped forward and we have said now  
17   we're sort of moving that number down, well, I, as being  
18   somewhat, hopefully, reasonable would look at that aspect of  
19   it and might be leaning more towards going back to what they  
20   might have had versus what we're trying to achieve.

21           Again, in terms of -- in terms of looking at that  
22   aspect of it -- but I'd have to also be concerned what's  
23   around it, what infrastructure is nearby. Clearly, we will  
24   never get to that higher point of numbers if the State does  
25   not address the water problems, which is -- which is really

1 a legislative issue at the moment. We're out there trying  
2 to protect a small endangered fish, and so a federal judge  
3 says you can't get the water. And the State Legislature,  
4 rather than dealing with what is a massively important issue  
5 of the State, decides to sort of pass it off and adjourn.

6 We have, for years, attempted to get CalTrans in  
7 front of us to speak and say we have a serious problem of  
8 transportation in and out of this valley, we have a serious  
9 problem of transportation through this valley. What goes  
10 along the I-5 Corridor, and while there's construction work  
11 now, much of that construction work is looking to -- to get  
12 us out of the problems we have and -- or anticipating the  
13 added units that are so far approved for -- for Newhall  
14 Ranch.

15 And so my concern, echoing, I think, back what  
16 we've heard this evening, is individuals want some assurance  
17 that we're neither taking from them or, those that want  
18 lower densities, that we're not suddenly creating some  
19 madhouse building opportunity in their neighborhood. So  
20 that we're neither adding wealth nor subtracting wealth, nor  
21 taking or adding to rights. And I think that's how, as we  
22 go through this, individual cases, individual applications  
23 that come through, what type of treatment should individuals  
24 expect to hear?

25 We've had some people testify this evening, and I



1 think our fellow -- my fellow commissioners will reflect  
2 upon, very recent cases where we have taken action. And we  
3 have taken action, and we're hearing again somebody coming  
4 back and saying, gee, I still didn't like what your decision  
5 was. Their opportunity was to move forward to the Board of  
6 Supervisors on appeal. Their opportunity beyond that is, I  
7 suppose, to file a lawsuit. We have not -- we've done  
8 reasonable planning, looking at what we think is in the best  
9 interests of the county at large and taking into -- to sort  
10 of all of our guidelines and pieces.

11 So again, I think as we come back, I'd like to  
12 have some understanding of the type of treatment that will  
13 be done in terms of what are the expectations of individuals  
14 that sort of lays out the ground rules. It was a good  
15 suggestion somebody had in terms of having overlay, what was  
16 the old zoning, what's the new zoning on top. And then how  
17 we move forward from that.

18 So I really appreciate the testimony we've had  
19 this evening. I think it's been constructive. Two of our  
20 commissioners were not here this evening. For them to be  
21 able to take action at our next meeting, they're going to  
22 have to get themselves up to speed, which means review  
23 everything that has been said.

24 I think that acoustics in this room were horrible.  
25 While -- while the speakers got sent out towards your

1 direction in terms of the public, what echoed back to the  
2 three of us, I would say -- we're all getting a little bit  
3 older, but we're not deaf. I think I picked up probably no  
4 more than 25 percent of what was said.

5 We nodded. We looked as if we heard it. I don't  
6 know what the other two commissioners heard. Many of you,  
7 in terms of once you got to the microphone, went very  
8 quickly. The tone of your voice may have destroyed the  
9 words that were being said. I did not hear everything. I  
10 think I got the gist of the discussion.

11 Much of the -- many of the comments were  
12 repetitive. It was a lot of the stuff from Sloan Canyon. I  
13 think we got the essence from that community. But this was  
14 not a good room, although it is a County-owned facility, so  
15 it didn't cost the County anything to have it. Perhaps if  
16 we have another meeting in the community, there might be a  
17 better room.

18 We clearly can hear better at our hearing room in  
19 Los Angeles, although that does have a requirement that  
20 everyone who's out there has got to come down to downtown.  
21 Everyone who's up here, other than myself -- who lives in  
22 Santa Clarita -- has got to come here.

23 I've got five minutes to get home so that's  
24 convenient for me. It's not for the commissioner to my  
25 left, who lives almost on the Orange County line. So he

1 comes a great distance. The commissioner to my right comes  
2 more from Downtown Los Angeles. All the staff has made a  
3 terrific effort of coming out and really trying to get the  
4 input from this community. So when we normally have our  
5 hearings in Los Angeles on Wednesday mornings, we do thank  
6 everyone from -- who makes a long drive to come and see us.

7 And I'm not sure even the tapes from this evening  
8 are going to be clear in picking up what everyone said. So  
9 if you did not have a written comment, if you have something  
10 very strong that you want to make sure that we have and you  
11 only verbally spoke this evening, I would encourage you to  
12 go home, either type up what you had and mail it in to  
13 Mr. Glaser, send him an e-mail.

14 If it gets sent to Mike Antonovich, it gets sent  
15 to us. If it gets sent to Paul Novak, it gets to us. If it  
16 gets sent to Rosalind Wayman, it gets sent to us. So if  
17 it's a field deputy for the supervisor, if it's a member of  
18 staff, I think it's easier if it comes in to Mr. Glaser  
19 because he's coordinating all that. But if it comes in,  
20 that will then be part of the permanent record. None of  
21 it's going to get lost.

22 But again, I apologize that we couldn't pick up  
23 everything. It's -- I think it's more a matter of the room.  
24 There's too many hard surfaces here. We couldn't suddenly  
25 run and put carpet and put -- maybe if we wear a bunch of

1 blankets the next time to sort of bounce the sound. But --  
2 and I don't know how much of my mumbling you've picked up  
3 either.

4 I don't know if there's any other comments,  
5 commissioners.

6 MR. BELLAMY: Do we have a motion?

7 MR. REW: Mr. Chairman, due to the lateness of the hour  
8 and the journey that I have to make, I'm here on a visa so I  
9 have to get home. But I agree with Commissioner Modugno.

10 I've always preached to people about you go to  
11 Las Vegas and you put some money out there for the blackjack  
12 dealer, and you look at it as, hey, you know, sure, it's a  
13 gamble, but it's an investment. Or you go to Santa Anita,  
14 and you pick out a horse and you say, yeah, it's a gamble,  
15 but it's an investment because I can get some return on my  
16 money. Or you purchase a stock and you say I hope that  
17 stock goes up because this is really an investment, but if  
18 it goes down, you know, it was a gamble.

19 But no one feels the same way about real estate.  
20 You know, they -- they always expect that real estate,  
21 they're going to make a bundle. And sometimes things  
22 change, and they have to look at it as also a gamble.

23 So I look forward to our next hearings. I'm going  
24 to ask for a copy of the transcript because you don't speak  
25 too fast, I just listen too slowly. So I'm going to ask for

1 a copy of the transcript and maybe even a copy of the tapes  
2 if they're clearer due to the recording. But thank you for  
3 all coming.

4 MR. BELLAMY: Thank you.

5 MR. MODUGNO: Mr. Glaser, when would you recommend --  
6 or Miss Hamilton, is there a date certain for continuance of  
7 this case?

8 MR. GLASER: Commissioners, what we would anticipate in  
9 terms of if the comment period were to cease in November as  
10 is scheduled for the Draft EIR, we were anticipating that  
11 the Final EIR would be available after the first of the  
12 year. So again, though, depending on the amount of comments  
13 that are received, especially in the next month, we weren't  
14 really certain, which is why we were requesting to take it  
15 off calendar. However, if the Commission would like to set  
16 a date, we would probably suggest the planning day in  
17 January at the earliest.

18 MR. MODUGNO: All right. So your stronger suggestion  
19 is we just take it off -- we don't set a date at this point  
20 and allow comment period to remain.

21 MR. GLASER: Yes. And we can ensure that everyone who  
22 has signed up on our contact list and everyone who has  
23 spoken here tonight can receive notification of the next  
24 hearing date once it's scheduled.

25 MR. MODUGNO: Your recommended motion also has to

1 return with a resolution to the Board of Supervisors. I  
2 don't think that that's wise at this point. I'd like to  
3 really have another hearing first, or is that the point that  
4 we have to have that?

5 MR. BELLAMY: She's not on.

6 MR. MODUGNO: All right.

7 MR. BELLAMY: Your mic wasn't on.

8 MS. LEMKE: Oh, I'm sorry. The advantage of continuing  
9 the hearing to a date certain is that we do that here  
10 tonight and announce the date, then we don't have to  
11 renotice that hearing. This will be sufficient of it. I  
12 mean, obviously, if the Planning Department decides it wants  
13 to, you know, give advertising notice, it can do that. But  
14 if we can set it to a date certain, you don't have to  
15 renotice the hearing. If you take it off calendar, when we  
16 have it come back, we'll have to renotice the hearing.

17 MR. MODUGNO: All right. The recommended motion we had  
18 in our packet did not have a date. So it's -- is that then  
19 we could determine a date this evening, not have to  
20 renotice, and then return, but we could -- I just feel a  
21 little uncomfortable that we only -- we'd lay out with one  
22 meeting versus having a meeting and then another meeting.

23 So the recommended motion has returning with a  
24 resolution to the Board of Supervisors. Do we feel we would  
25 have sufficient information at that point, or is that just

1 that then becomes part and parcel with the whole packet that  
2 rolls along with the continued hearings?

3 MS. LEMKE: I can't answer that question, Commissioner.  
4 I think that's up to you to determine whether or not you  
5 think the responses that you may get based on the comments  
6 tonight --

7 MR. MODUGNO: Okay.

8 MS. LEMKE: -- or whether or not you'd have enough  
9 information to make a recommendation at the next hearing.

10 MR. MODUGNO: Okay. Because I go back to the first --  
11 the first speakers -- or actually, sorry, the City of Santa  
12 Clarita was the first speaker -- but the two representatives  
13 from the Castaic Town Council. We did not hear from other  
14 town councils who are affected from this -- or by this. We  
15 didn't hear from West Valley. We didn't hear from the  
16 people at the other side, over in Agua Dulce sort of area.

17 I think it's important that we have an entire  
18 community involved in this process, not just selected ones.  
19 So I would suggest we have at least, in my mind, at minimum  
20 two more hearings, in which I'd like the next one sort of  
21 address the discussion this evening. We'll take a look at  
22 that Final EIR.

23 MR. GLASER: Commissioner, if Staff could make a  
24 suggestion, there was at least one individual who had  
25 requested an extension of the 60-day comment period. One

1 possibility that staff would like you to consider would be  
2 to extend that comment period for an additional 30 days. So  
3 that would be a 90-day comment period. And to hold your  
4 second hearing with -- before that 90-day period closes so  
5 that there's still an opportunity to testify on the Final  
6 EIR and -- it would be a Draft EIR, excuse me -- and it  
7 would be a little bit earlier than what we were discussing.

8           We could contact the other town councils, and I  
9 think what I'm hearing is that in terms of the requests that  
10 were made today, I think the commissioners would like a  
11 report from staff on each request that was made, trying to  
12 describe maybe the rationale behind each recommendation of  
13 staff, so that we could come back to you with that before  
14 the end of the year, when the comment period is still open  
15 and, you know, continue this discussion and decide how to  
16 move forward at that time.

17           MR. MODUGNO: That would then, if we left the -- if we  
18 allowed the comment period then to go 90 days versus 60, if  
19 it's currently scheduled to expire November 2nd, then that  
20 would suggest extending it to December the 2nd, having a  
21 hearing prior to that or after?

22           MR. GLASER: Either immediately prior or immediately  
23 afterwards, so either mid November before the Thanksgiving  
24 holiday or shortly thereafter before the Christmas holiday.

25           MR. MODUGNO: Okay. Then I would like us to look at a



1 date certain to do that. And then for the planning date in  
2 January, which might be the next date, I'm going to be out  
3 of the country. So I'd prefer then to look and carry that  
4 out at least until some February time period in terms of  
5 another hearing. And is that feasible within the schedule  
6 in terms of your time?

7 MR. GLASER: Yes. I believe if we were to come back to  
8 you at that time, we could discuss the issues, see what  
9 issues remain, and then schedule another hearing. And at  
10 that time, hopefully, the commission would be comfortable  
11 with staff returning with a resolution to the Board of  
12 Supervisors.

13 MR. MODUGNO: Okay. I seem Miss Lemke and Miss  
14 Hamilton sort of looking at dates to come up with a date  
15 certain.

16 MS. HAMILTON: We might have a planning day available  
17 on November 23rd, which is a Monday.

18 MS. LEMKE: Although it looks like there's -- there's a  
19 lot of current planning projects on.

20 MS. HAMILTON: There's only two cases on the 23rd, so  
21 that might work out.

22 MS. LEMKE: And that's the Monday before -- that's your  
23 Monday hearing before Thanksgiving.

24 MR. MODUGNO: Okay. And that would be to do a lot of  
25 these housekeeping elements of this. Not necessarily to --

1 to really get a full blown -- if people want to come and  
2 testify, they may, but let's try and get some of these  
3 issues and get that back out to the community.

4 So I'll make a motion then, Mr. Chairman, that we  
5 continue the public hearing on Project R200701226 to  
6 November 23rd.

7 MS. HAMILTON: Twenty-third.

8 MR. MODUGNO: And staff to return -- I guess they have  
9 to return to us. And then also to continue the comment  
10 period on the Draft EIR for an additional 30 days to  
11 December the 2nd, 2009.

12 MS. LEMKE: And that meeting will be held at your  
13 regular commission hearing room?

14 MR. MODUGNO: I'm sorry.

15 MS. LEMKE: And the meeting will be at your regular --

16 MR. MODUGNO: Yes. The meeting will be held in our  
17 commission hearing room downtown.

18 MR. REW: Second.

19 MR. BELLAMY: Any further discussion?

20 All in favor?

21 MR. MODUGNO: Aye.

22 MR. REW: Aye.

23 MR. BELLAMY: Aye.

24 Okay. We'll move on to County Counsel.

25 MS. LEMKE: Nothing further.

1 MR. BELLAMY: Director?

2 MS. HAMILTON: Nothing to report.

3 MR. BELLAMY: Okay. Public comment pursuant to  
4 Government Code? Seeing none, we're adjourned until  
5 Wednesday, October the 14th, Downtown L.A.

6 (Whereupon, at 9:24 p.m., the meeting adjourned.)

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## 1 CERTIFICATE OF REPORTER

2  
3 I, LEE MILLER, an Electronic Reporter, do hereby  
4 certify that I am a disinterested person herein; that the  
5 foregoing Regional Planning Commission meeting was digitally  
6 recorded; that it was thereafter transcribed into  
7 typewriting by me.

8 I further certify that I am not of counsel or  
9 attorney for any of the parties to said meeting, nor in any  
10 way interested in outcome of said meeting.

11 IN WITNESS WHEREOF, I have hereunto set my hand  
12 this 2nd day of November, 2009.

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15 \_\_\_\_\_  
16 Lee Miller, AAERT No. D-417  
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**WORD INDEX****< 0 >**

00 65:1  
 001 83:23  
 002 38:13, 21  
 003 39:4  
 01 84:1  
 018 83:23  
 019 83:23  
 02 84:1, 1  
 029 83:23  
 07 84:1

**< 1 >**  
 1 13:15 54:9  
 58:14 94:14  
 1.3 27:6, 8  
 10 10:9 79:16  
 94:16  
 100 34:18, 24  
 45:4, 14 75:20  
 1000 34:19  
 42:9 78:14  
 85:24  
 10000 74:21  
 100000 27:6  
 115 58:13  
 119588 10:5  
 12 62:16 86:9  
 87:6 89:16  
 120 57:5 80:1  
 1222 58:20  
 1250 79:8  
 129000 10:23  
 12th 74:3  
 13 27:3  
 132 54:17  
 1337 58:18  
 140 68:8  
 145 49:21  
 14th 19:5 107:5  
 15 48:17 80:6  
 88:8 90:13  
 150 56:14  
 15000 41:25  
 42:6  
 16969 90:14  
 17 38:14, 20, 21  
 39:2 40:22 83:8  
 17300 56:10  
 17th 19:5  
 18 39:20 45:12  
 64:3 71:25 84:1  
 180 79:9  
 1800s 5:18  
 42:15  
 18120 90:13  
 1930s 41:18  
 19425 59:6

1972 90:12  
 1984 7:8 81:11  
 1987 7:9 33:15  
 1990 7:10 8:3  
 1990s 46:24  
 1991 7:11  
 1995 39:17  
 1998 39:17  
 1999 47:19  
 58:3 65:20

**< 2 >**  
 2 2:3 13:16  
 49:3, 5 65:18,  
 19 66:11 68:11  
 71:4 79:15  
 81:4 83:3  
 85:10, 18, 19  
 86:20 87:4  
 91:15  
 20 10:10 38:13,  
 18 48:17 71:20  
 87:7, 8 94:14  
 2000 52:12  
 68:10  
 20000 72:14  
 2009 1:8 3:2, 5  
 40:23, 23 91:14,  
 15 106:11  
 108:12  
 208000 10:21  
 210 59:25  
 23 25:22  
 23001 46:15  
 233000 10:21  
 23681 75:14  
 23rd 105:17, 20  
 106:6  
 24 107:6  
 25 43:20 44:12  
 74:12 80:23  
 81:13 98:4  
 250 45:7 50:17  
 252000 10:4  
 25241 65:14  
 25643 40:20  
 26 82:6  
 26520 81:19  
 270000 52:12  
 275 84:2  
 28 40:23  
 2804 49:17  
 2813 84:1  
 2813017003  
 38:13  
 28456 29:5  
 2853 84:1  
 28755 82:22  
 29 50:4  
 29527 68:7  
 29546 54:7

29565 72:21  
 74:11  
 29677 68:19  
 29750 57:23  
 2nd 52:3 91:11  
 104:19, 20  
 106:11 108:12

**< 3 >**  
 3 25:16, 21  
 56:15 84:1  
 3.1 83:8  
 30 3:2 24:18  
 34:24 39:20  
 40:13 45:12  
 71:18 86:1  
 104:2 106:10  
 300 43:18  
 3000 56:9  
 30000 35:21  
 30470 89:16  
 30701 80:22  
 30730 82:21  
 87:13  
 30758 88:7  
 30th 19:6  
 32 8:17 15:13  
 22:10, 11  
 3214020046 49:1  
 3231 83:23  
 33 48:25 49:8  
 35 37:25 38:4  
 37 39:6  
 372 22:10  
 375 8:21 12:25  
 22:10, 10, 11, 23  
 41:10  
 38 37:25 38:4

**< 4 >**  
 4 2:4 84:1  
 91:14  
 40 25:22 27:3, 7  
 400 45:2  
 401 26:10  
 405 60:3  
 417 108:16  
 44508 70:13  
 47574 50:1

**< 5 >**  
 5 1:8 2:5 3:2,  
 19 28:14, 16  
 60:2 75:6, 20  
 76:13, 20, 25  
 77:4 79:11  
 96:10  
 5.2 47:6 58:15  
 50 37:15 39:18  
 50:21 86:9, 10,

14  
 500 34:24  
 50000 44:22  
 500000 35:11,  
 18 52:14  
 51644 65:20  
 540 52:15  
 57 37:1  
 58 36:25  
 5th 3:5

**< 6 >**  
 6 3:2  
 60 54:19 81:14  
 91:13, 24 92:1  
 103:25 104:18  
 668.7 58:9

**< 7 >**  
 70000 10:20  
 7343 62:13  
 75 35:20 50:2  
 75000 10:20  
 7520 48:6  
 7601 55:5

**< 8 >**  
 80 57:15 63:6  
 83:24  
 80000 10:4  
 35:20  
 85 57:7  
 86000 74:17

**< 9 >**  
 9 64:3 65:1  
 84:1 107:6  
 90 104:3, 4, 18  
 90405 49:18  
 91351 59:7  
 91361 79:9  
 91384 1:10  
 93 52:11 53:14  
 93534 70:13  
 95 49:25  
 98300 10:22  
 9th 19:4

**< A >**  
 A1 49:3, 5  
 68:10, 11  
 A2 26:4 47:23,  
 24 54:9 58:13  
 65:18, 21 66:9,  
 11 79:15, 16  
 80:15 81:4  
 83:3, 4 85:10,  
 10, 18, 19 86:20  
 87:4  
 AAERT 108:16

AB 8:17 15:13  
 22:10, 11  
 abandon 61:8,  
 10  
 ability 35:9  
 56:7 73:7  
 82:13 87:5  
 93:12  
 able 13:25  
 15:20 22:4  
 34:2 48:15  
 56:15, 20 61:13  
 66:25 86:6  
 97:21  
 absolutely 53:11  
 61:24 73:15  
 abuts 50:15  
 accept 81:6  
 acceptable 81:6  
 accepted 81:12  
 access 28:11,  
 13, 19, 21 38:14  
 50:25 59:22  
 60:10 61:3  
 75:5, 8 94:22  
 accident 16:1  
 28:17 75:7  
 accommodate  
 8:13 36:9  
 accounts 11:8  
 accurate 91:12  
 achievable 94:12  
 achieve 38:25  
 95:20  
 acknowledge  
 18:3 20:18  
 21:3 79:11  
 acknowledging  
 20:3  
 acoustics 3:25  
 97:24  
 acre 25:23, 24  
 27:7, 25 28:1  
 38:18, 19, 20, 21  
 39:2 44:25  
 45:1, 2, 10, 12,  
 13, 14 46:17  
 47:6 54:12, 14  
 58:14, 18 65:22  
 68:11, 15, 15  
 72:14, 14 80:25,  
 25 90:13, 14  
 95:9  
 acres 13:20  
 14:7, 8 25:22  
 27:3, 7 28:2  
 34:18, 18, 19  
 37:25 38:4, 13,  
 19, 20 39:6  
 43:20 44:6  
 45:15 47:6

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 49:21 50:17, 21<br>54:12 57:5, 11,<br>11, 12, 15 58:9,<br>15 62:16 63:6<br>68:8, 12 71:4, 5,<br>7, 17, 18, 19, 20<br>74:17 79:9<br>80:1, 24 81:21<br>83:24 84:2<br>86:9, 9 87:6, 7,<br>8, 13<br><b>acted</b> 34:11<br>37:7<br><b>ACTING</b> 2:8<br><b>action</b> 4:19<br>8:21 34:7, 9<br>35:22 94:1<br>97:2, 3, 21<br><b>active</b> 16:19<br>30:5, 6 32:4<br>49:25 88:9<br><b>activities</b> 8:19<br>16:13, 14<br><b>Acton</b> 55:5, 6<br>84:24<br><b>Adams</b> 48:14<br><b>add</b> 15:4 19:11<br>35:19 36:5<br>92:25 93:12<br><b>added</b> 83:12<br>96:13<br><b>adding</b> 22:16<br>72:11 88:22<br>89:1 96:20, 21<br><b>addition</b> 17:17<br>18:4 77:4 92:15<br><b>additional</b> 58:20<br>61:2 69:6, 20<br>104:2 106:10<br><b>address</b> 8:18<br>16:7 17:9<br>22:18, 22 29:18<br>33:24 43:15<br>48:23 49:17<br>59:6 62:14<br>65:13 68:7<br>79:8 89:15<br>95:25 103:21<br><b>addressed</b> 21:9<br>32:11, 12, 12<br><b>addressing</b> 22:7<br><b>adequate</b> 8:13<br>10:6 70:3<br>76:23 77:7 95:4<br><b>adjacent</b> 66:10<br><b>adjoining</b> 38:6,<br>16<br><b>adjourn</b> 96:5<br><b>adjourned</b> 107:4,<br>6<br><b>adjust</b> 8:22 | <b>administrators</b><br>43:23<br><b>admit</b> 77:23<br><b>adopted</b> 7:8, 12<br>9:4 13:6 16:10<br><b>adopting</b> 92:21,<br>21<br><b>adopts</b> 92:5<br><b>advantage</b> 102:8<br><b>adversity</b> 81:25<br><b>advertising</b><br>102:13<br><b>advisory</b> 9:10,<br>12 65:16 66:6<br><b>advocacy</b> 9:11<br><b>advocate</b> 82:11<br><b>Advocates</b> 66:21<br><b>affect</b> 59:17<br>81:1, 4 87:4<br><b>afford</b> 78:11<br><b>Age</b> 42:1, 15<br>43:7<br><b>agencies</b> 12:4<br>25:7, 8 67:2<br><b>Agency</b> 9:7<br><b>agenda</b> 3:11, 19<br>19:18 31:10<br>88:24<br><b>ago</b> 17:1 25:25<br>30:16 31:11<br>41:25 42:6, 9<br>57:7 72:22<br>74:13 75:3<br>78:12 86:10, 14<br><b>agree</b> 36:6<br>100:9<br><b>agricultural</b> 49:5<br>66:3, 10 86:10<br>88:20<br><b>agriculture</b> 81:7<br><b>Agua</b> 5:9 6:13<br>15:20 48:8<br>85:21 103:16<br><b>ahead</b> 22:21<br>24:21 34:4, 6<br>37:2<br><b>air</b> 15:11 52:18<br>60:22 77:6<br><b>airplanes</b> 16:6<br><b>alike</b> 47:1<br><b>Allan</b> 57:1 59:6<br><b>Allegiance</b> 3:6,<br>10<br><b>allow</b> 36:14<br>39:3 83:11<br>95:7 101:20<br><b>allowance</b> 29:17<br><b>allowed</b> 13:19<br>27:3 29:22<br>30:2, 4 58:17, | 20, 24 59:11<br>104:18<br><b>allowing</b> 39:10<br>47:2 48:4 66:14<br><b>alternative</b> 14:18<br><b>amazed</b> 41:16<br><b>amber</b> 24:18<br><b>Amendment</b><br>13:11<br><b>America</b> 41:25<br>55:4<br><b>American</b> 73:6<br><b>amount</b> 8:25<br>22:15 30:23<br>52:17 72:12<br>101:12<br><b>amounts</b> 60:4<br><b>analysis</b> 17:14<br><b>analyzed</b> 8:6<br><b>ANGELES</b> 1:3<br>21:12 27:19<br>32:9 36:1 43:9<br>46:24 49:22<br>51:4, 13 55:5<br>59:18, 22 69:17<br>82:7, 7 98:19<br>99:2, 5<br><b>Anita</b> 100:13<br><b>annexation</b> 4:17<br><b>announce</b><br>102:10<br><b>answer</b> 13:25<br>23:21 43:25<br>44:1 103:3<br><b>Antelope</b> 8:11<br>69:9, 12, 14<br><b>anticipate</b> 10:10<br>11:23 15:22<br>92:7 101:8<br><b>anticipating</b><br>96:12 101:10<br><b>antigrowth</b> 76:1<br><b>Antonovich</b><br>40:22 47:9<br>66:7 99:14<br><b>Antonovich's</b><br>79:12<br><b>anybody</b> 21:25<br>35:3 41:17<br><b>anybody's</b> 33:18<br><b>anyway</b> 80:5<br>85:9, 22 86:19<br><b>anyways</b> 72:13,<br>15<br><b>apartment</b> 64:5<br><b>APN</b> 83:25<br><b>apologize</b> 30:2<br>36:10 99:22<br><b>apparent</b> 7:20<br><b>appeal</b> 44:17, 20<br>97:6 | <b>APPEARANCES</b><br>2:1<br><b>appears</b> 55:21<br><b>applicable</b> 94:21<br><b>application</b> 94:5<br><b>applications</b><br>96:22<br><b>applied</b> 47:20<br><b>appreciate</b><br>40:17 49:9<br>50:5 62:8 65:7<br>86:22 97:18<br><b>appreciated</b> 18:9<br><b>approach</b> 18:25<br><b>appropriate</b><br>12:16<br><b>approval</b> 3:11,<br>12 47:13, 18<br>65:22 94:1<br><b>approve</b> 48:11,<br>12 53:23 92:18<br><b>approved</b> 11:6,<br>10 35:21 45:1,<br>16 47:2, 5 51:7,<br>8 56:13 58:8,<br>13, 21 65:20<br>68:12 75:3<br>96:13<br><b>approximately</b><br>10:4, 22 17:1<br>37:25 38:4<br>49:21 50:1, 21<br>79:9 80:1 83:24<br><b>approximating</b><br>60:8<br><b>April</b> 40:23<br><b>arbitrarily</b> 44:16<br><b>arbitrary</b> 44:20<br>45:19 71:15<br><b>Area</b> 3:22 4:6<br>5:7, 8 7:7, 8, 10,<br>24 8:2 9:10<br>11:13, 14 21:19<br>22:22 23:5<br>25:15, 16, 20<br>27:13, 24 28:2<br>29:1 39:20, 24<br>40:1, 4, 9 44:5<br>46:8 50:18, 23<br>51:1, 16 53:8<br>57:18 58:8, 9,<br>11, 12, 12 59:9,<br>18, 24 63:17<br>64:1, 9 65:5<br>66:1 67:3<br>68:17 69:17<br>70:5, 14 72:4, 7<br>74:18 77:10, 19,<br>25 79:18 80:7<br>82:1, 15 84:15 | 88:10 90:7<br>94:20 103:16<br><b>areas</b> 6:12 7:19<br>12:19 13:1, 14,<br>19 14:12 15:17<br>21:14, 15 22:20<br>38:23 44:11<br>52:4 53:9, 10<br>55:23 67:15<br>71:14<br><b>area's</b> 47:17<br><b>arena</b> 74:15<br><b>asked</b> 37:6<br>45:7 73:11, 17<br>79:23<br><b>asking</b> 4:18<br>18:23, 24 52:2<br>68:14<br><b>aspect</b> 95:18, 22<br><b>aspects</b> 12:2<br>95:13<br><b>assembled</b> 18:14<br><b>assessed</b> 83:23<br><b>assigned</b> 88:17<br><b>Associates</b><br>18:18<br><b>Association</b> 8:8<br>65:16<br><b>assume</b> 10:16<br>27:5<br><b>assurance</b> 96:16<br><b>atmosphere</b><br>22:16 47:16<br><b>attachments</b><br>40:24<br><b>attempted</b> 96:6<br><b>attend</b> 44:2<br><b>attorney</b> 108:9<br><b>audience</b> 24:3<br><b>August</b> 74:3<br><b>Austin</b> 18:17<br><b>authority</b> 43:25<br>45:20<br><b>authorized</b> 29:20<br><b>automobile</b><br>14:18<br><b>automobiles</b><br>41:15 69:23<br><b>availability</b> 49:19<br><b>available</b> 12:7<br>17:7 101:11<br>105:16<br><b>Avenue</b> 63:24<br>70:13 77:19, 25<br><b>average</b> 42:9, 17<br><b>avocado</b> 45:8<br><b>aware</b> 41:24<br><b>awful</b> 35:13<br><b>Aye</b> 106:21, 22,<br>23 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                             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--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>&lt; B &gt;</b><br/> <b>back</b> 7:16 12:8<br/> 17:13 19:1<br/> 23:3 28:3 31:4<br/> 32:1 35:23<br/> 36:7 41:17, 20,<br/> 23 73:14, 19, 21<br/> 74:3 76:6<br/> 85:16, 24 91:9<br/> 95:19 96:15<br/> 97:4, 11 98:1<br/> 102:16 103:10<br/> 104:13 105:7<br/> 106:3<br/> <b>background</b><br/> 16:21<br/> <b>bad</b> 67:11 69:5<br/> <b>Baker</b> 49:23<br/> <b>balance</b> 10:6<br/> 21:24 22:5<br/> 79:18, 19<br/> <b>balanced</b> 32:25<br/> <b>Ball</b> 43:12, 13,<br/> 14, 15 45:23<br/> 54:13<br/> <b>barely</b> 78:22<br/> <b>Baringer</b> 72:21<br/> 74:11<br/> <b>base</b> 21:16<br/> 52:6, 10 67:24<br/> <b>Based</b> 10:14<br/> 13:21, 21 26:13<br/> 34:8 41:4<br/> 49:24 52:14<br/> 55:13 60:15<br/> 103:5<br/> <b>basically</b> 74:2<br/> <b>basis</b> 7:14<br/> 17:18 33:8<br/> 95:16<br/> <b>Baumgarten</b><br/> 43:12<br/> <b>Baumgartner</b><br/> 43:13<br/> <b>beautiful</b> 40:1<br/> <b>began</b> 5:18<br/> <b>beginning</b> 5:17<br/> <b>begins</b> 7:21<br/> <b>behalf</b> 4:8<br/> 29:12 39:13, 13<br/> 74:4<br/> <b>believe</b> 14:10<br/> 19:13, 13 20:12<br/> 24:10 52:11<br/> 63:13 68:14<br/> 74:19 75:9<br/> 78:19 79:1, 14,<br/> 17 84:11 86:11<br/> 88:16 91:1<br/> 105:7</p> | <p><b>BELLAMY</b> 2:3<br/> 3:3, 11, 14, 16,<br/> 18, 25 19:17, 21<br/> 23:24 24:6, 13,<br/> 15, 17 25:5, 10,<br/> 13 29:4 37:14,<br/> 17, 23 38:9, 11<br/> 39:8 40:18<br/> 42:20, 23, 25<br/> 43:3, 11 45:22,<br/> 24 46:12 48:1,<br/> 20 49:15 51:19<br/> 54:2, 5, 24 55:2,<br/> 25 56:25 57:20<br/> 59:4 61:12, 14<br/> 62:4, 7 63:20<br/> 64:22 66:23<br/> 68:5 70:9<br/> 72:19 74:9<br/> 75:12 77:17<br/> 79:4 80:20<br/> 81:18 82:17<br/> 83:16 84:19<br/> 85:1, 3 87:1, 9,<br/> 11 88:2 89:14<br/> 90:9, 25 91:3, 5<br/> 100:6 101:4<br/> 102:5, 7 106:19,<br/> 23 107:1, 3<br/> <b>belong</b> 84:24<br/> 87:22<br/> <b>Benedict</b> 60:5<br/> <b>beneficial</b> 72:16<br/> <b>benefit</b> 20:17<br/> 28:5 51:17<br/> 72:11 90:6<br/> <b>benefits</b> 71:8<br/> <b>Beneviste</b> 19:4<br/> <b>best</b> 18:13<br/> 24:19 43:9 97:8<br/> <b>better</b> 4:2, 6<br/> 14:11 20:8<br/> 27:4 98:17, 18<br/> <b>beyond</b> 22:3<br/> 58:20 63:4<br/> 95:5, 6 97:6<br/> <b>big</b> 67:21 75:24<br/> <b>biggest</b> 26:4<br/> <b>bike</b> 15:3<br/> <b>bikeways</b> 14:16<br/> <b>bill</b> 8:18 41:10<br/> <b>billion</b> 82:6<br/> <b>bit</b> 4:2 7:4<br/> 34:4, 6 36:13<br/> 75:17 98:2<br/> 104:7<br/> <b>blackjack</b> 100:11<br/> <b>blanket</b> 82:15<br/> <b>blankets</b> 100:1<br/> <b>blessed</b> 18:13</p> | <p><b>blown</b> 106:1<br/> <b>blue</b> 70:19<br/> <b>Board</b> 17:19<br/> 24:1, 7 33:1<br/> 34:8 35:12<br/> 46:25 47:10, 19<br/> 53:15 65:22<br/> 91:22 92:5, 19,<br/> 19 97:5 102:1,<br/> 24 105:11<br/> <b>bodies</b> 34:10<br/> 36:11, 12<br/> <b>body</b> 29:20, 24,<br/> 24 32:13 34:22<br/> 36:1, 2<br/> <b>Bona</b> 75:13, 14,<br/> 14<br/> <b>bond</b> 43:17, 19<br/> <b>book</b> 30:22<br/> 63:25<br/> <b>booming</b> 63:1<br/> <b>borders</b> 63:4<br/> <b>born</b> 9:18, 19<br/> 63:14<br/> <b>bought</b> 72:5<br/> 74:13 78:8, 16,<br/> 22 87:23 90:21<br/> 95:15<br/> <b>Boulder</b> 27:14<br/> <b>Boulevard</b> 60:1<br/> <b>bounce</b> 100:1<br/> <b>boundaries</b> 7:21<br/> <b>boundary</b> 7:16<br/> 68:24<br/> <b>Bouquet</b> 5:11<br/> 68:7, 8, 19, 20,<br/> 21, 22 69:7, 9<br/> 70:14<br/> <b>Bowe</b> 18:14<br/> <b>Brandon</b> 79:5<br/> 81:19, 19<br/> <b>breakdown</b> 86:6<br/> <b>breathe</b> 52:18<br/> <b>bridge</b> 62:19, 20<br/> 63:5 85:15<br/> <b>brief</b> 19:14<br/> <b>briefly</b> 11:17<br/> 43:2 76:17<br/> <b>bring</b> 20:15<br/> 23:20 39:22<br/> 51:11 85:19<br/> 86:20<br/> <b>bringing</b> 95:3<br/> <b>brings</b> 20:22<br/> <b>broader</b> 33:22<br/> <b>Broom</b> 45:25, 25<br/> <b>Brotzman</b> 18:11<br/> 19:12, 22, 23, 25<br/> 24:10, 12<br/> <b>Brown</b> 48:21, 24,</p> | <p>24<br/> <b>Bruce</b> 85:11, 16<br/> <b>brush</b> 33:19<br/> <b>build</b> 10:12, 12,<br/> 16, 19, 24 23:6<br/> 44:8 52:7<br/> 58:19 74:16<br/> 77:8 95:2<br/> <b>buildable</b> 44:11<br/> <b>building</b> 26:6<br/> 33:7 71:13<br/> 96:19<br/> <b>buildings</b> 64:5<br/> <b>builds</b> 67:18<br/> <b>built</b> 11:2, 11<br/> 13:24 62:1<br/> 71:12, 24 72:1<br/> 74:14, 14 75:20<br/> 86:14<br/> <b>bulk</b> 15:12<br/> 53:24<br/> <b>bumps</b> 69:4<br/> <b>bunch</b> 49:11<br/> 57:8 99:25<br/> <b>bundle</b> 100:21<br/> <b>BURGER</b> 2:9<br/> 18:7<br/> <b>Burton</b> 38:5, 15<br/> <b>bus</b> 40:6<br/> <b>BUSEY</b> 84:22<br/> 85:2, 4, 4 86:18<br/> 87:2, 10<br/> <b>business</b> 23:6<br/> 29:6 49:6<br/> 51:12 85:17<br/> <b>businesses</b> 9:22<br/> 63:9<br/> <b>bustle</b> 6:16<br/> <b>buy</b> 78:13<br/> <b>buying</b> 27:17<br/> <b>bye</b> 55:24, 24</p> | <p><b>call</b> 37:16<br/> 43:25 78:24, 25<br/> <b>called</b> 21:2<br/> 42:11 51:2<br/> 58:9 61:24<br/> 63:24<br/> <b>calling</b> 50:1<br/> <b>CalTrans</b> 62:20<br/> 76:25 96:6<br/> <b>Cameron</b> 57:2<br/> 59:5, 6 61:13,<br/> 15 62:5, 8<br/> <b>Campground</b><br/> 55:4, 7<br/> <b>camping</b> 85:13,<br/> 15, 17<br/> <b>Canada</b> 42:1<br/> <b>Canyon</b> 5:10, 11,<br/> 11, 19 6:10, 14<br/> 25:16, 22, 23, 24<br/> 26:23, 23 27:21,<br/> 22 28:10, 10, 15<br/> 29:1, 6 37:5<br/> 38:5, 15 39:15<br/> 40:1, 11, 12, 14,<br/> 20 46:17, 18, 21,<br/> 22 47:5, 8, 11,<br/> 12, 14, 15, 18<br/> 48:7 49:22, 23<br/> 50:18 51:15<br/> 54:7, 8, 18 55:5<br/> 56:3, 11, 16, 17,<br/> 22 57:6, 23<br/> 58:2, 11 59:6<br/> 60:5, 5, 5, 6<br/> 62:13, 24 64:12<br/> 65:5, 15 66:13,<br/> 17, 17 68:7, 9, 9,<br/> 19, 20, 21, 22, 24,<br/> 25 69:2, 7, 9, 11,<br/> 18 70:1 72:3<br/> 74:14 80:13, 22<br/> 81:9, 20 82:21,<br/> 21, 25 83:1, 2, 2,<br/> 22, 25 84:24<br/> 87:13, 16, 25<br/> 88:7, 14, 15, 15<br/> 89:9, 16 90:2, 3,<br/> 13, 20 98:12<br/> <b>canyons</b> 70:4, 5,<br/> 7 80:13<br/> <b>Canyon's</b> 72:2<br/> <b>capacity</b> 10:13<br/> <b>capital</b> 9:1<br/> 17:22<br/> <b>car</b> 60:15, 16, 19<br/> <b>carbon</b> 42:18<br/> <b>care</b> 23:15<br/> 73:24 77:10<br/> <b>carpet</b> 99:25</p> |
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| <p><b>carry</b> 60:4 105:3<br/> <b>Carson</b> 65:14<br/> <b>case</b> 10:10<br/> 11:24 13:20<br/> 33:11 36:17<br/> 76:24 82:14<br/> 85:8 89:6 101:7<br/> <b>cases</b> 28:1<br/> 34:23, 25 93:25<br/> 94:2, 3 96:22<br/> 97:2 105:20<br/> <b>CASTAIC</b> 1:9,<br/> 10 4:9 5:10<br/> 9:6 15:10<br/> 21:15 24:23, 23<br/> 25:1, 15, 20, 22<br/> 27:20 28:12, 17<br/> 30:6 33:25<br/> 35:4 36:3<br/> 40:21 43:18<br/> 46:5, 8 51:25<br/> 52:23 56:2<br/> 57:22 58:12<br/> 59:9 61:25<br/> 65:6 72:21<br/> 75:5, 6, 8 79:12<br/> 80:12, 22 82:21,<br/> 23 87:14, 15<br/> 88:8, 10, 13, 13<br/> 103:13<br/> <b>categories</b> 13:16<br/> <b>category</b> 13:14<br/> <b>cause</b> 42:4<br/> <b>caused</b> 41:8<br/> 42:5<br/> <b>causes</b> 67:9<br/> <b>CCC</b> 75:23 77:9<br/> <b>CCL</b> 83:18<br/> <b>cease</b> 60:20<br/> 101:9<br/> <b>celled</b> 60:21<br/> <b>Center</b> 6:16<br/> 13:3 23:5, 6<br/> <b>centers</b> 13:2<br/> 51:11<br/> <b>centigrade</b><br/> 42:10, 17<br/> <b>certain</b> 30:23<br/> 33:7 72:12<br/> 101:6, 14 102:9,<br/> 14 105:1, 15<br/> <b>certainly</b> 35:16<br/> <b>CERTIFICATE</b><br/> 108:1<br/> <b>certified</b> 74:22<br/> <b>certify</b> 108:4, 8<br/> <b>cetera</b> 9:8 16:6<br/> 94:24<br/> <b>Chair</b> 24:10<br/> 29:9</p> | <p><b>CHAIRMAN</b> 2:3,<br/> 4 24:22 30:14<br/> 91:6 100:7<br/> 106:4<br/> <b>chairs</b> 24:1, 7<br/> <b>challenge</b> 73:21<br/> <b>Chamber</b> 43:16<br/> <b>chance</b> 54:14<br/> <b>change</b> 8:15, 17,<br/> 18, 23 15:3, 12<br/> 28:4 33:5 41:6,<br/> 7 42:4, 12, 13,<br/> 18 49:3, 4<br/> 50:11 53:24<br/> 54:9 60:23<br/> 66:2 68:11<br/> 70:22, 25 71:6,<br/> 9 72:10 73:2<br/> 80:25 81:5<br/> 83:11, 14 84:8,<br/> 12 85:9, 18<br/> 88:25, 25 100:22<br/> <b>changed</b> 27:15,<br/> 24 64:11 65:24<br/> 78:6 94:4<br/> <b>changes</b> 4:22<br/> 8:3, 5, 5 18:2<br/> 26:5, 22 28:11<br/> 48:18 49:8<br/> 55:15 58:25<br/> 61:21 67:7<br/> 76:7 87:14<br/> 90:18, 22 92:3,<br/> 4, 15<br/> <b>changing</b> 26:19<br/> 28:6 64:1<br/> 66:12 70:17<br/> 73:18 75:1<br/> 79:15 89:3, 6<br/> 95:9, 10<br/> <b>character</b> 21:21<br/> 89:3, 6 90:5<br/> <b>characteristics</b><br/> 12:1<br/> <b>characterize</b><br/> 60:7<br/> <b>Charley</b> 25:22<br/> 26:23 28:10<br/> 29:1<br/> <b>checked</b> 43:4, 5<br/> <b>Cheryl</b> 46:1, 15<br/> <b>Cherylann</b> 85:4<br/> <b>children</b> 27:9<br/> <b>chlorides</b> 45:3, 7<br/> <b>Chris</b> 43:12, 13,<br/> 15 54:13<br/> <b>Christmas</b><br/> 104:24<br/> <b>circles</b> 62:18<br/> <b>Circulation</b><br/> 11:15 14:13, 13,</p> | <p>15, 16, 20, 24<br/> 35:14 60:11<br/> 76:18, 19 94:17,<br/> 21<br/> <b>cities</b> 41:19<br/> <b>Citizens</b> 43:16<br/> <b>City</b> 4:15 6:9<br/> 7:9, 11, 16, 17,<br/> 21, 21, 24 8:12<br/> 9:5 10:18 11:7<br/> 12:12 13:2<br/> 14:23 15:1, 2<br/> 16:12 17:1, 25<br/> 18:10 19:11, 24<br/> 20:1, 9, 13, 15<br/> 23:12, 19, 25, 25<br/> 24:6, 9, 11, 12<br/> 27:15, 16, 17<br/> 29:16 30:4<br/> 33:14, 16 34:5,<br/> 9, 10 41:16, 17<br/> 49:17 55:6<br/> 67:2, 5, 19<br/> 71:13 72:23<br/> 76:4, 7, 8 77:13<br/> 82:7 93:20<br/> 94:19 103:11<br/> <b>City's</b> 20:23<br/> 34:5<br/> <b>civil</b> 31:2 73:25<br/> 74:11, 12<br/> <b>clarification</b><br/> 92:25<br/> <b>clarify</b> 80:3<br/> 91:24<br/> <b>Clarita</b> 3:22 4:6<br/> 5:7, 13, 16, 23<br/> 6:1, 6, 7, 9, 17,<br/> 21 7:1, 7, 9, 16,<br/> 18 8:11 9:12,<br/> 13, 16, 19 10:3,<br/> 6, 24 11:14<br/> 14:21 15:18, 22<br/> 17:10, 25 19:11,<br/> 24 20:2, 16<br/> 21:11, 18 22:19<br/> 23:17 27:17<br/> 29:15 30:4<br/> 32:9 33:15<br/> 39:12 46:16, 20<br/> 48:10 51:16, 24<br/> 58:4 59:7, 9<br/> 60:9 61:4<br/> 64:18 65:16<br/> 66:5, 25 67:20<br/> 69:10, 15 71:10,<br/> 23 76:4 77:10,<br/> 14 79:18 83:19<br/> 90:12 94:20<br/> 98:22 103:12</p> | <p><b>Clarita's</b> 4:16<br/> 34:9<br/> <b>clarity</b> 94:7<br/> <b>clean</b> 60:24<br/> <b>clear</b> 4:16<br/> 14:10 48:18<br/> 99:8<br/> <b>clearer</b> 30:3<br/> 101:2<br/> <b>clearly</b> 35:2<br/> 77:21 95:23<br/> 98:18<br/> <b>Cliffie</b> 66:4<br/> <b>climate</b> 8:15, 17,<br/> 18, 23 15:12<br/> 41:6, 7 42:4, 12<br/> 60:22<br/> <b>close</b> 85:16<br/> 91:11 92:10<br/> <b>closed</b> 94:2<br/> <b>closer</b> 35:3<br/> 55:2, 22 71:22<br/> 95:1<br/> <b>closes</b> 91:15, 17<br/> 104:4<br/> <b>closing</b> 14:24<br/> <b>Club</b> 43:16<br/> <b>clustered</b> 58:5<br/> <b>clustering</b> 31:4,<br/> 5, 5, 14<br/> <b>CO2</b> 41:8, 21<br/> <b>Coalition</b> 75:16<br/> <b>COC</b> 54:19, 19<br/> <b>code</b> 85:20, 24<br/> 86:1, 21 107:4<br/> <b>codes</b> 86:4<br/> <b>cognitive</b> 82:13<br/> <b>coincide</b> 90:1<br/> <b>Coldwater</b> 60:5<br/> <b>collaborate</b><br/> 17:25<br/> <b>collaborative</b><br/> 20:8<br/> <b>collected</b> 29:2<br/> <b>Collection</b> 54:18<br/> <b>Colorado</b> 27:14<br/> <b>combination</b><br/> 26:18<br/> <b>combustion</b><br/> 60:17, 19<br/> <b>come</b> 13:23<br/> 20:7 22:10<br/> 29:25 34:3<br/> 35:4 36:4, 19<br/> 38:1 44:19<br/> 46:4, 7, 14<br/> 47:16 51:18<br/> 59:8, 12 65:3<br/> 85:25 86:4, 6<br/> 87:3 91:19<br/> 92:17 94:5, 10</p> | <p>96:23 97:11<br/> 98:20, 22 99:6<br/> 102:16 104:13<br/> 105:7, 14 106:1<br/> <b>comes</b> 24:18<br/> 36:7 40:6, 12<br/> 45:2 77:23<br/> 82:14 99:1, 1,<br/> 18, 19<br/> <b>comfortable</b><br/> 105:10<br/> <b>coming</b> 4:9<br/> 19:1 31:15<br/> 32:11 47:5, 11<br/> 56:2, 2 64:25<br/> 70:8 91:9 97:3<br/> 99:3 101:3<br/> <b>commenced</b><br/> 91:14<br/> <b>comment</b> 36:24<br/> 52:3 61:23<br/> 91:14, 22 92:10<br/> 93:2, 4, 10 99:9<br/> 101:9, 20<br/> 103:25 104:2, 3,<br/> 14, 18 106:9<br/> 107:3<br/> <b>comments</b><br/> 32:19 40:21<br/> 59:14 86:25<br/> 91:11 92:1, 2, 4,<br/> 12, 14 93:8, 12,<br/> 16 98:11 100:4<br/> 101:12 103:5<br/> <b>Commerce</b> 43:16<br/> <b>commercial</b><br/> 45:13 49:10<br/> 50:12 51:1, 10,<br/> 17 83:5, 9, 12<br/> 84:12, 15, 16<br/> 87:17, 20, 20<br/> 88:22 89:1<br/> <b>COMMISSION</b><br/> 1:2 2:2 3:4<br/> 4:18, 21 17:19<br/> 18:23, 24 25:19<br/> 32:1, 6, 25<br/> 40:25 48:10<br/> 50:6 51:14<br/> 59:2 85:8 91:5<br/> 94:8 101:15<br/> 105:10 106:13,<br/> 17 108:5<br/> <b>Commissioner</b><br/> 3:6 88:5 92:23<br/> 98:24 99:1<br/> 100:9 103:3, 23<br/> <b>Commissioners</b><br/> 3:20 4:4 19:22<br/> 39:9 48:11<br/> 56:1 59:5 91:2</p> |
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| 97:1, 20 98:6<br>100:5 101:8<br>104:10<br><b>commitment</b><br>17:24<br><b>committed</b> 75:24<br><b>Committee</b> 9:13<br>30:15, 16, 21<br>43:17 65:17<br>66:6 73:1<br>82:12, 13 88:9<br><b>common</b> 7:24,<br>25 13:18<br><b>commonly</b> 3:23<br><b>communication</b><br>31:23<br><b>Communism</b><br>63:14<br><b>communities</b><br>5:9, 16, 19 6:8,<br>9, 12, 14 21:4, 4<br><b>community</b> 5:20<br>16:14 17:8<br>19:12, 23 20:1<br>23:10 32:7<br>33:24 40:2<br>45:6 47:22<br>48:7, 25 51:18<br>57:24, 25 58:12<br>66:18 75:2<br>77:15 80:11<br>82:23, 24 88:10,<br>13 89:3, 4, 7<br>94:22 95:3<br>98:13, 16 99:4<br>103:18 106:3<br><b>commute</b> 69:10<br><b>commutes</b> 21:25<br><b>compact</b> 8:24<br><b>company</b> 39:14,<br>20<br><b>compensation</b><br>43:6<br><b>complain</b> 79:13<br><b>completed</b> 27:23<br><b>completely</b> 26:3<br>28:17 81:16<br><b>completes</b> 91:1<br><b>completion</b><br>49:19<br><b>COMPLEX</b> 1:9<br>13:21<br><b>complicated</b> 5:1<br><b>component</b> 12:5<br>14:20<br><b>components</b><br>84:6, 7<br><b>comprehensive</b><br>7:11 61:24<br><b>compromised</b><br>28:19 | <b>concentrate</b><br>12:25<br><b>concept</b> 5:21<br>12:23 13:12<br>21:6<br><b>conceptual</b><br>16:25<br><b>concern</b> 8:15<br>34:17 40:5<br>41:3 55:7<br>68:20 84:8<br>92:22 96:15<br><b>concerned</b> 53:1<br>60:12 76:18, 23<br>77:7, 7 81:22<br>85:9, 18 87:5<br>88:21 95:22<br><b>concerning</b> 78:7<br>86:18<br><b>concerns</b> 33:4<br>41:2 53:22<br>76:18 89:17<br>93:15<br><b>concert</b> 79:14<br><b>conclude</b> 61:16<br><b>concludes</b> 19:9<br><b>conclusion</b> 18:3<br>61:1<br><b>currency</b><br>61:6, 11<br><b>condition</b> 47:21<br>69:3, 5 82:8<br><b>conditional</b> 44:8,<br>21 65:20<br><b>conditions</b> 42:5<br>55:9<br><b>Condo</b> 64:13, 20<br><b>conducted</b><br>16:12, 20 17:14,<br>15 18:18, 19<br><b>conform</b> 66:10<br><b>conformance</b><br>75:2<br><b>confrontation</b><br>75:25<br><b>congested</b> 22:2,<br>2<br><b>congestion</b><br>64:15<br><b>congress</b> 16:15<br>41:13<br><b>conscience</b> 79:1<br><b>Conservation</b><br>11:15 15:6, 15<br><b>consider</b> 39:23<br>40:16 77:3<br>104:1<br><b>consideration</b><br>22:13, 24 23:14<br>27:1 49:9 | 50:11 54:10, 22<br>56:24 70:7<br><b>considering</b><br>64:1 71:12 77:1<br><b>consistency</b><br>15:5 17:14, 17<br><b>consistent</b> 13:6<br>15:1 88:18<br><b>consists</b> 38:6<br><b>construction</b><br>62:19 96:10, 11<br><b>constructive</b><br>97:19<br><b>consultant</b><br>18:13 93:10<br><b>consulting</b> 44:23<br><b>consuming</b> 26:9<br><b>contact</b> 101:22<br>104:8<br><b>contain</b> 40:24<br><b>contained</b> 38:22<br><b>continuance</b><br>101:6<br><b>Continuation</b><br>91:3<br><b>continue</b> 6:20<br>11:24 17:24<br>23:6 32:10<br>34:12 36:19<br>60:13, 16 85:14<br>91:9, 21 92:7<br>93:3 104:15<br>106:5, 9<br><b>continued</b> 91:19<br>103:2<br><b>continuing</b> 42:6<br>102:8<br><b>contrary</b> 89:19<br><b>contributed</b> 18:4<br><b>control</b> 41:12<br>89:1, 2<br><b>convenient</b><br>98:24<br><b>cool</b> 42:14<br><b>Coon</b> 82:18<br>90:11, 11<br><b>cooperation</b><br>75:25<br><b>coordinating</b><br>99:19<br><b>coordination</b><br>12:4<br><b>Copper</b> 58:6<br><b>copy</b> 100:24<br>101:1, 1<br><b>core</b> 75:23, 24<br><b>corner</b> 51:15<br>68:20<br><b>Cornev</b> 19:4<br><b>correct</b> 24:14<br>31:24 42:8 | 91:13, 23 92:4<br>93:1, 14<br><b>correspondence</b><br>18:22 19:4, 6<br><b>Corridor</b> 75:16<br>77:1 80:2 96:10<br><b>cost</b> 39:1 98:15<br><b>costs</b> 62:21<br><b>Cota</b> 88:4<br><b>council</b> 24:2, 6,<br>15, 16, 21, 23, 24<br>25:1, 5, 10, 15,<br>21 28:9 29:21,<br>22 30:5, 13, 14,<br>15, 21, 24 31:6,<br>23 32:23 34:10,<br>21 37:4, 6<br>51:25 75:1, 3<br>79:12 84:24<br>85:2 103:13<br><b>councils</b> 9:9<br>25:2, 3 29:11<br>30:7 33:25<br>35:1 103:14<br>104:8<br><b>COUNSEL</b> 2:8<br>3:14 91:4<br>106:24 108:8<br><b>counter</b> 13:23<br><b>Country</b> 5:19<br>6:10, 14 39:15<br>49:22 50:18<br>51:15 54:8<br>63:15, 16 64:13,<br>13 65:5 78:5<br>82:10 90:5<br>105:3<br><b>Country's</b> 72:3<br><b>COUNTY</b> 1:3<br>2:7, 8 3:14<br>6:19 7:10, 15,<br>18, 21 8:9, 10,<br>12 9:5 10:18<br>11:7 12:12<br>14:23 15:3<br>16:12 17:1<br>18:8 20:4, 5, 9,<br>11, 13, 15 23:13,<br>22 25:18 26:7<br>28:22 32:6, 24<br>33:12 36:1<br>46:25 48:10<br>49:22 51:4, 13<br>56:11 59:18, 22<br>62:19 64:17, 18<br>67:2, 24, 24<br>68:1, 11 70:24<br>71:5, 10 74:13,<br>19 76:11, 13<br>79:11, 17 81:11<br>82:7, 24 85:21 | 88:11 91:4<br>93:19 97:9<br>98:14, 15, 25<br>106:24<br><b>County's</b> 4:13,<br>15 33:15 71:13<br><b>Countywide</b><br>3:21 4:5 18:5<br><b>couple</b> 91:7<br><b>course</b> 5:21 8:7<br>9:3, 23 12:20<br>14:19 18:10<br>30:20<br><b>Court</b> 75:14<br><b>courtesy</b> 29:17<br>36:14<br><b>coverage</b> 17:5<br><b>covered</b> 11:17<br><b>covers</b> 58:9<br><b>cows</b> 64:17, 19<br><b>cracks</b> 33:10<br>69:4<br><b>create</b> 21:2, 3<br>51:12, 16 82:24<br><b>creating</b> 21:7,<br>10 23:16 96:18<br><b>criminals</b> 86:2<br><b>criteria</b> 12:11,<br>18 70:21<br><b>critical</b> 21:25<br>49:14<br><b>critically</b> 22:5, 7<br><b>crop</b> 42:15<br><b>cropping</b> 89:18<br><b>Crosby</b> 43:13<br><b>cross</b> 15:1, 2<br>85:15<br><b>C's</b> 47:5<br><b>CSD</b> 82:24 83:4<br>87:15 88:13, 18<br>89:3, 10, 19 90:1<br><b>CSD's</b> 47:13<br><b>cul</b> 38:16<br><b>CUP</b> 55:7, 8, 9<br>65:21 85:6, 13,<br>14 87:5<br><b>CUPs</b> 87:3<br><b>current</b> 5:7 7:7<br>10:7, 14 13:16,<br>19 14:22 26:4,<br>13, 14 27:1<br>28:25 52:14<br>56:12 58:23<br>83:12 94:3<br>105:19<br><b>currently</b> 11:22<br>13:6 54:9 56:3<br>66:11 74:21<br>79:15 84:11<br>104:19 |
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|                   |                   |                   |                   |                   |
|-------------------|-------------------|-------------------|-------------------|-------------------|
| cut 78:3          | 16                | 8, 11, 14 84:12   | 52:23, 25 78:19   | 67:19 76:25       |
| < D >             | DEIR 49:19        | 87:18 88:16       | difficulty 59:12  | 94:16             |
| Dam 61:25         | del 58:3, 9, 23   | designations      | digitally 108:5   | dollar 27:1 78:8, |
| dams 62:1         | 65:19             | 11:3 14:6 65:13   | dioxide 42:18     | 23                |
| danger 69:24      | deleted 66:16     | desirable 38:25   | direct 60:14      | dollars 62:21     |
| date 4:23 7:13    | demographic       | desired 94:15     | 68:1              | 82:5              |
| 52:3 91:11, 17    | 8:4 12:1          | desires 7:25      | direction 4:21    | domain 78:9       |
| 93:10 101:6, 16,  | denied 85:6       | destroyed 82:10   | 18:25 98:1        | Donald 45:25      |
| 19, 24 102:9, 10, | denies 66:3       | 98:8              | Directly 27:18    | donated 21:14     |
| 14, 18, 19 105:1, | Denise 37:19      | determination     | DIRECTOR 2:8      | door 13:24        |
| 1, 2, 14          | 39:11             | 34:22             | 3:16 19:12, 23    | 31:23             |
| dated 40:22       | dense 75:19       | determine 14:4    | 20:1 107:1        | doubt 32:16       |
| dates 105:14      | densely 71:14     | 102:19 103:4      | dirt 90:3         | downgrade         |
| day 9:18 22:1     | densities 10:18   | devalue 85:19     | disagree 26:3     | 56:11, 22 81:9    |
| 40:7 85:24        | 67:17, 23 96:18   | develop 16:9      | disappear 15:4    | downgraded        |
| 91:13, 24 92:5    | density 13:9, 13, | 28:23 33:13       | disaster 26:24    | 56:5, 6 68:25     |
| 101:16 103:25     | 21 14:4, 7        | 39:1 40:4, 8      | disclose 30:11,   | downgrading       |
| 104:3, 4 105:16   | 26:20 35:9        | 71:22 76:5        | 12                | 82:25 87:25       |
| 108:12            | 40:4, 8, 13 44:6, | developed 5:19    | discrepancies     | 89:9              |
| days 23:3         | 25 45:10 47:3     | 10:18 12:9, 10    | 35:8              | Downtown 32:9     |
| 31:11 86:1        | 50:7 58:5         | 16:22 20:8        | discretionary     | 98:20 99:2        |
| 92:1 104:2, 18    | 66:14 67:6, 7, 8, | 21:21 23:4        | 43:24 45:19       | 106:17 107:5      |
| 106:10            | 13, 14, 15 68:3,  | 39:4, 5, 16       | discuss 105:8     | Draft 4:24, 24    |
| de 38:16 46:23    | 14 70:3 76:19     | 69:22 77:20       | discussed 20:25   | 5:1, 2 11:14      |
| deaf 98:3         | 84:9 88:25        | developer 47:1    | 29:19             | 15:19 26:22       |
| deal 8:23 12:2    | 89:2, 5 94:25     | 58:19 95:2        | discussing        | 30:20 91:25       |
| 31:17, 22 33:24   | 95:7, 9, 14       | developers        | 34:15 50:8        | 92:2, 15 101:10   |
| 70:18 82:15       | DEPARTMENT        | 53:16 71:21       | 104:7             | 104:6 106:10      |
| dealer 100:12     | 2:9 9:8, 8 18:4,  | 76:6 90:6         | discussion 6:25   | drafts 4:21 17:2  |
| dealing 94:16     | 6, 8 43:24        | developing        | 34:3 93:12        | drain 63:15       |
| 96:4              | 54:17 86:12       | 21:22 22:23       | 98:10 103:21      | draw 28:24        |
| deals 14:14       | 102:12            | 23:14             | 104:15 106:19     | Dream 73:6        |
| Dean 70:10        | departments       | development       | dish 63:17        | 78:10             |
| 74:10             | 18:9 20:5         | 6:11 8:24         | disinterested     | dreams 28:7       |
| debate 41:9       | dependency        | 14:11 17:20       | 108:4             | Drive 6:16 22:1   |
| debt 82:5, 6      | 41:15             | 19:13, 23 20:1    | distance 99:1     | 79:8 81:14 99:6   |
| decades 10:15     | dependent         | 26:6 46:19, 23    | distinct 21:18    | driven 22:14      |
| December 85:17    | 35:13, 14, 15, 16 | 47:23 51:1, 10    | distinctive 21:21 | 41:12             |
| 104:20 106:11     | depending         | 58:3, 21 61:7     | distinguished     | Driving 7:19      |
| decide 44:16      | 101:12            | 68:21 69:13, 21   | 55:19             | 15:2              |
| 81:5 104:15       | depends 14:5      | 75:10 94:13       | DISTRICT 2:3, 4,  | dual 64:3 85:10   |
| decided 5:3       | DEPUTY 2:8        | developments      | 5 30:18 43:17     | Dudra 70:10, 12,  |
| 39:19 72:22       | 44:18 99:17       | 62:17 67:7        | 57:24 83:21       | 12                |
| decides 96:5      | describe 13:12    | 71:24 76:12, 14   | 84:4 88:11        | due 11:6 28:16    |
| 102:12            | 104:12            | 77:5, 14          | districts 9:7     | 75:7 77:5 85:6    |
| decision 18:24    | described 11:21   | Diana 88:3, 7     | 25:7 29:11, 13    | 100:7 101:2       |
| 20:19 32:15, 16,  | 12:24 50:12       | 89:17             | 58:12 80:11       | Dulce 5:10 6:13   |
| 22 33:1 34:3      | describes 11:20   | Dianne 62:10      | diverse 75:23     | 15:20 48:8        |
| 47:10 74:4 97:4   | description 53:9  | 63:23             | divide 52:4       | 85:21 103:16      |
| decisions 17:21   | design 12:2       | dickens 43:21     | Division 59:1     | Durbin 85:11, 16  |
| 44:20 59:17       | 35:19             | dictate 46:8      | DM 18:19          | dwelling 58:13,   |
| dedicated 81:11   | designated        | 93:2              | DMS 61:7, 10      | 18, 20, 24        |
| dedication        | 50:15 58:16       | died 78:11        | document 18:15    | dwellings 58:6    |
| 81:12 95:5        | 65:21 66:5, 8,    | Diego 60:3        | 33:23 34:11       | dwindled 57:8     |
| deed 57:15        | 18 73:3 74:18,    | different 13:15   | 35:6 76:9 83:7    |                   |
| defeat 65:25      | 23 83:2 87:16     | 16:5 30:22        | 92:21             | < E >             |
| deficit 95:3      | designation       | 31:2 52:4         | documents 7:13    | earlier 41:5      |
| definition 5:7    | 14:3, 5 26:4      | differently 34:20 | 17:2              | 53:8 59:14        |
| degrees 42:10,    | 53:5 61:19, 20    | 39:7              | doing 12:13       | 104:7             |
|                   | 80:2 81:3 83:6,   | difficult 41:21   | 45:18 53:2        | earliest 101:17   |
|                   |                   |                   | 63:11, 16, 18     | early 5:20 23:3   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>earthquake</b> 6:3, 3 69:25</p> <p><b>ease</b> 59:10</p> <p><b>easier</b> 53:3 99:18</p> <p><b>easily</b> 51:2</p> <p><b>east</b> 21:13 43:20 52:23 54:8 66:11 74:23 75:20 83:25</p> <p><b>eastern</b> 34:1</p> <p><b>echo</b> 59:14 77:20</p> <p><b>echoed</b> 98:1</p> <p><b>echoing</b> 93:16 96:15</p> <p><b>ecological</b> 12:19 15:17</p> <p><b>economic</b> 8:5 12:2 26:11, 14 55:18</p> <p><b>economically</b> 35:23</p> <p><b>economy</b> 52:14</p> <p><b>effectively</b> 55:16</p> <p><b>effects</b> 8:18 12:3</p> <p><b>effort</b> 4:14 7:15 20:12, 14, 18, 20 21:3 23:9 59:16 65:7, 25 99:3</p> <p><b>efforts</b> 20:15</p> <p><b>eight</b> 31:11 44:6, 11 64:6 70:15 80:25</p> <p><b>EIR</b> 4:24 53:19 91:10 92:10, 12, 12, 14 101:10, 11 103:22 104:6, 6 106:10</p> <p><b>either</b> 27:22 28:18 32:19 33:18 35:9 56:13 99:12 100:3 104:22, 23</p> <p><b>ELAINE</b> 2:8</p> <p><b>elderly</b> 78:21</p> <p><b>elected</b> 36:12</p> <p><b>electric</b> 60:21</p> <p><b>electricity</b> 60:23</p> <p><b>Electronic</b> 108:3</p> <p><b>element</b> 11:20, 20 12:6 14:13, 15, 20, 24 15:6, 16, 24 16:3, 6 21:8, 23 23:1 60:11 61:24</p> <p><b>elementary</b> 56:18, 21</p> | <p><b>elements</b> 11:15 105:25</p> <p><b>eligible</b> 56:12</p> <p><b>Emergency</b> 16:1 28:19</p> <p><b>eminent</b> 78:9</p> <p><b>emissions</b> 41:8, 22</p> <p><b>emotions</b> 63:19</p> <p><b>enabled</b> 17:8</p> <p><b>encourage</b> 99:11</p> <p><b>endangered</b> 96:2</p> <p><b>ends</b> 7:21 38:16</p> <p><b>enforced</b> 86:4</p> <p><b>enforcement</b> 16:1 85:24</p> <p><b>enforcements</b> 86:21</p> <p><b>engine</b> 60:17, 19</p> <p><b>engineer</b> 14:1 74:11, 12</p> <p><b>Engineering</b> 50:9 83:18</p> <p><b>engineers</b> 31:2, 13 50:9 73:25</p> <p><b>enhance</b> 22:4 65:23 77:15</p> <p><b>enjoy</b> 72:22</p> <p><b>Enriquez</b> 88:5</p> <p><b>ensure</b> 8:13 101:21</p> <p><b>enter</b> 17:9</p> <p><b>entire</b> 7:8 10:17 11:2 15:22 39:2 82:15 103:17</p> <p><b>entitled</b> 43:6 44:15, 16</p> <p><b>entitlements</b> 43:21</p> <p><b>Environment</b> 9:14 12:3 47:15 51:25 72:23</p> <p><b>Environmental</b> 5:2 6:12 12:3 18:17 22:8, 13, 25 35:15 60:13 91:25 92:2 93:1, 4, 8</p> <p><b>environmentalists</b> 41:13</p> <p><b>environmentally</b> 50:23</p> <p><b>environments</b> 6:15</p> <p><b>envisioning</b> 92:13</p> | <p><b>Equestrian</b> 65:17, 24 66:19, 21 88:15 89:11</p> <p><b>equivalent</b> 65:18 66:9</p> <p><b>Escondido</b> 48:7</p> <p><b>escrow</b> 57:16, 17</p> <p><b>especially</b> 77:6 101:13</p> <p><b>essence</b> 98:13</p> <p><b>Essentially</b> 12:12, 24</p> <p><b>estate</b> 100:19, 20</p> <p><b>estimates</b> 10:3</p> <p><b>et</b> 9:8 16:6 94:24</p> <p><b>Europe</b> 42:16</p> <p><b>evaluated</b> 59:22</p> <p><b>evening</b> 3:20 4:4, 10 18:22 19:13, 22 25:17 32:16, 19 37:21 39:9, 11 40:19 46:14 48:3, 19 49:16 52:24 54:6 55:1, 3 56:3 57:21 59:5, 13 63:21 79:7 81:24 83:17 91:8 92:6 93:17 96:16, 25 97:19, 20 99:7, 11 102:19 103:21</p> <p><b>event</b> 62:1, 3 86:7</p> <p><b>eventually</b> 69:19 78:1 80:8</p> <p><b>Everybody</b> 4:2 41:24 44:21</p> <p><b>everyone's</b> 4:16</p> <p><b>exactly</b> 17:10</p> <p><b>example</b> 37:4 41:10 44:11 67:16 94:11</p> <p><b>excellent</b> 17:7 20:3</p> <p><b>exceptions</b> 42:5 44:10, 14 86:15</p> <p><b>excess</b> 56:14</p> <p><b>excuse</b> 22:11 26:2 27:10 46:21 104:6</p> <p><b>exemplified</b> 6:13</p> <p><b>exist</b> 59:25 60:2, 2, 3, 6, 20</p> <p><b>existing</b> 12:21 13:2 23:16 49:3, 25 55:7, 22 61:5, 9 83:4, 4, 13 84:12</p> | <p>87:3, 15 88:19 90:22</p> <p><b>exists</b> 21:12, 13, 17</p> <p><b>expand</b> 65:24</p> <p><b>expanded</b> 69:20</p> <p><b>expanding</b> 21:16</p> <p><b>expansion</b> 15:16 77:1, 2</p> <p><b>expect</b> 34:21 96:24 100:20</p> <p><b>expectations</b> 14:11 29:12 97:13</p> <p><b>expected</b> 6:20 33:6</p> <p><b>expense</b> 30:1 78:25</p> <p><b>expensive</b> 52:8</p> <p><b>experienced</b> 69:25</p> <p><b>expire</b> 104:19</p> <p><b>expires</b> 55:8</p> <p><b>explain</b> 86:23 87:2</p> <p><b>explosive</b> 8:10</p> <p><b>express</b> 33:11 84:7</p> <p><b>expressed</b> 45:20</p> <p><b>extend</b> 52:2 66:4 77:11 104:2</p> <p><b>extended</b> 42:1</p> <p><b>extending</b> 58:11 68:23 104:20</p> <p><b>extension</b> 66:15 103:25</p> <p><b>extensive</b> 12:14 17:4, 14 24:24</p> <p><b>extent</b> 22:4 29:23 91:16</p> <p><b>extreme</b> 81:25</p> <p><b>extremely</b> 15:7 59:20</p> <p><b>eye</b> 7:20</p> <p>&lt; F &gt;</p> <p><b>face</b> 6:23, 23</p> <p><b>faced</b> 22:9</p> <p><b>Facilities</b> 83:19 84:3</p> <p><b>facility</b> 98:14</p> <p><b>fact</b> 23:10 41:25 42:9 49:24 51:6 53:1 59:15 78:11 93:6, 9 95:8</p> <p><b>facts</b> 10:2</p> <p><b>failure</b> 42:15</p> | <p><b>Fair</b> 5:11 45:17</p> <p><b>fall</b> 17:5</p> <p><b>falling</b> 33:9</p> <p><b>false</b> 42:8</p> <p><b>familiar</b> 10:5 15:9</p> <p><b>fantastic</b> 5:24</p> <p><b>far</b> 57:18 81:22 94:24 96:13</p> <p><b>farm</b> 81:20</p> <p><b>farsighted</b> 20:14</p> <p><b>farther</b> 62:24</p> <p><b>fast</b> 100:25</p> <p><b>fastest</b> 6:18</p> <p><b>fat</b> 93:13</p> <p><b>fate</b> 60:9</p> <p><b>Faust</b> 18:17</p> <p><b>favor</b> 82:25 87:25 89:8, 10 106:20</p> <p><b>feasible</b> 27:2 74:20 105:5</p> <p><b>February</b> 40:22 105:4</p> <p><b>federal</b> 82:4 96:2</p> <p><b>feeding</b> 53:15</p> <p><b>feel</b> 15:4 44:14 86:2, 20 102:20, 24</p> <p><b>feels</b> 100:19</p> <p><b>fees</b> 29:1 44:23 56:12</p> <p><b>feet</b> 38:24 62:6 72:14 74:18</p> <p><b>fellow</b> 97:1, 1</p> <p><b>Fernando</b> 22:3 59:23, 24 60:1 69:11</p> <p><b>field</b> 12:14 99:17</p> <p><b>fight</b> 65:25</p> <p><b>figure</b> 30:23 52:10</p> <p><b>figures</b> 10:2, 16 12:13</p> <p><b>file</b> 44:21 97:7</p> <p><b>filed</b> 71:3</p> <p><b>final</b> 31:22 34:7, 9 40:10 61:23 65:2, 4 91:10 92:12, 14 93:8 101:11 103:22 104:5</p> <p><b>finally</b> 16:3 23:1 51:6 70:15</p> <p><b>financial</b> 26:24 27:11 50:4</p> <p><b>find</b> 77:14</p> <p><b>findings</b> 91:10</p> |
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| <p><b>fine</b> 38:9 43:8<br/>63:4, 5 85:24<br/><b>FIRE</b> 2:9 6:2<br/>9:8 12:19, 22<br/>15:25 28:16<br/>54:17 56:18, 20<br/>69:24 73:20, 20,<br/>24 75:7<br/><b>fires</b> 70:6<br/><b>First</b> 4:8, 19 5:6<br/>11:19 15:16<br/>16:9 17:15<br/>25:18 30:16, 17,<br/>19 31:9 32:6<br/>37:8, 16 38:6,<br/>13 41:3 48:15<br/>85:25 101:11<br/>102:3 103:10,<br/>11, 12<br/><b>fish</b> 62:25 96:2<br/><b>Fitch</b> 63:24<br/>77:19, 25<br/><b>five</b> 5:3 11:14<br/>14:7 25:2, 9, 10,<br/>24 27:25 28:2,<br/>3 29:10, 22, 23,<br/>25 30:18 34:18<br/>45:15 46:17<br/>57:10, 10, 11, 17<br/>71:4, 7, 19<br/>72:14 80:25<br/>90:20 95:9, 10<br/>98:23<br/><b>flag</b> 3:8, 9<br/><b>flat</b> 38:23 50:21<br/><b>flawed</b> 41:4<br/><b>flood</b> 15:25<br/>50:22 69:24<br/><b>floodplain</b> 62:19<br/>67:19 75:20<br/><b>floodplains</b> 53:2,<br/>5, 6<br/><b>flow</b> 69:14<br/><b>flush</b> 45:4<br/><b>focus</b> 30:13<br/>33:22<br/><b>fog</b> 77:23<br/><b>folks</b> 9:3 10:5<br/>18:3, 12 52:23<br/><b>followed</b> 8:20<br/>82:4, 6<br/><b>following</b> 31:20<br/>50:14 58:25<br/><b>foot</b> 74:21 78:14<br/><b>foothold</b> 90:7<br/><b>force</b> 41:16<br/><b>forced</b> 63:6<br/><b>forcing</b> 63:9<br/><b>foregoing</b> 108:5<br/><b>Forest</b> 5:11<br/>21:12, 12 27:19</p> | <p>39:14 47:8<br/>58:7 63:6, 24<br/>68:24 77:19, 25<br/>78:14 90:14, 15<br/><b>forever</b> 71:4<br/><b>forgotten</b> 41:18<br/><b>form</b> 88:10<br/><b>formal</b> 40:21<br/><b>formed</b> 75:18<br/><b>forms</b> 8:24<br/><b>formula</b> 13:21<br/><b>forth</b> 33:16<br/><b>fortunate</b> 17:4<br/>22:18<br/><b>forum</b> 34:15, 16<br/><b>forward</b> 19:15<br/>24:2 29:25<br/>33:1 35:4<br/>36:22, 23 94:10<br/>95:2, 16 97:5,<br/>17 100:23<br/>104:16<br/><b>forwarded</b> 92:19<br/><b>fought</b> 72:8<br/><b>found</b> 30:16<br/>62:24 85:16<br/><b>foundation</b><br/>16:20 43:6<br/>83:19, 20 84:3<br/><b>four</b> 27:4, 7<br/>30:18 41:3<br/>47:2 68:23<br/>69:20 77:4 78:2<br/><b>frame</b> 10:1<br/><b>framework</b> 17:21<br/><b>Francisquito</b><br/>5:11 46:16, 18,<br/>21, 22 47:14, 17<br/>57:23 58:11<br/>65:15 66:13, 17<br/><b>Frank</b> 48:5<br/><b>frankly</b> 32:3<br/>79:14<br/><b>Frederico</b> 88:5<br/><b>Freeway</b> 28:14,<br/>16 54:18 60:3<br/>75:6 76:13, 20<br/>77:2 79:10<br/><b>freeways</b> 22:2<br/>50:20 64:13<br/><b>frenzy</b> 53:15<br/><b>frequently</b> 69:5<br/><b>friends</b> 60:12<br/><b>front</b> 36:14<br/>78:3 96:7<br/><b>fuel</b> 60:21<br/><b>full</b> 39:5 106:1<br/><b>function</b> 34:12<br/><b>funding</b> 95:4, 4<br/><b>funds</b> 56:9</p> | <p><b>further</b> 31:14<br/>79:20 94:22, 23,<br/>23 106:19, 25<br/>108:8<br/><b>future</b> 6:21 7:1<br/>8:1 9:11 17:19,<br/>25 20:17 23:16<br/>27:12 29:1<br/>56:18, 21 60:18<br/>74:16 77:3<br/>79:13 90:4<br/><br/>&lt; G &gt;<br/><b>Gabellieri</b> 82:18,<br/>20, 22<br/><b>Gabroud</b> 57:4<br/><b>gamble</b> 100:13,<br/>14, 18, 22<br/><b>Garritty</b> 62:10<br/><b>Gary</b> 75:13<br/>77:18<br/><b>gas</b> 22:15 67:25<br/><b>gate</b> 81:15<br/><b>gates</b> 85:17<br/><b>gee</b> 34:14 95:8<br/>97:4<br/><b>General</b> 7:12<br/>13:6, 7, 10<br/>16:25 25:3<br/>33:16 36:24<br/>39:18 50:13, 16<br/>59:20 61:5, 8,<br/>18, 19, 25 73:1<br/>77:8 92:3<br/><b>generally</b> 12:25<br/><b>generate</b> 61:16<br/><b>generated</b> 16:5<br/>37:8 60:24<br/><b>gentle</b> 38:23<br/><b>gentlemen</b><br/>37:21 41:5<br/>46:13 54:6<br/>57:21<br/><b>geographic</b><br/>21:19<br/><b>Geographics</b><br/>18:19<br/><b>getting</b> 28:14<br/>29:13 34:13<br/>58:4 67:10 98:2<br/><b>Ghias</b> 54:4<br/>55:1, 1, 3, 3<br/><b>GIS</b> 18:5, 20<br/><b>gist</b> 98:10<br/><b>give</b> 7:4 19:21<br/>25:3, 10, 13<br/>38:11, 11 40:25<br/>41:10 48:22<br/>85:1, 3 91:9<br/>102:13</p> | <p><b>given</b> 15:7 20:4<br/>54:14 95:11<br/><b>gives</b> 28:4<br/><b>giving</b> 38:20<br/>53:5<br/><b>GLASER</b> 2:10<br/>3:20, 21 4:1, 4<br/>24:10, 14, 25<br/>31:11 32:3, 12<br/>35:12 86:22<br/>91:6, 13, 24<br/>92:9 99:13, 18<br/>101:5, 8, 21<br/>103:23 104:22<br/>105:7<br/><b>Glenda</b> 75:13, 14<br/><b>Glenoaks</b> 60:1<br/><b>global</b> 22:17<br/><b>go</b> 11:16 24:2,<br/>18, 21 26:8<br/>32:1 33:25<br/>34:25 37:2<br/>41:20, 23 45:17<br/>55:11 56:9<br/>63:15 67:11<br/>70:18, 24 71:4,<br/>17, 17 72:7, 13<br/>73:21 74:3<br/>89:23 96:22<br/>99:12 100:10,<br/>13 103:10<br/>104:18<br/><b>goals</b> 17:21<br/><b>goes</b> 23:3 45:5,<br/>8 57:17 62:18<br/>63:18 70:19<br/>96:9 100:17, 18<br/><b>going</b> 3:7, 18<br/>4:1 6:25 7:16<br/>11:5, 16 19:14<br/>24:19 30:2<br/>32:15 34:19<br/>35:13, 14, 14, 16<br/>36:3, 11, 16, 23<br/>41:9 44:24<br/>46:19 49:2, 8<br/>52:11, 21 53:6,<br/>11, 12, 18 55:23<br/>56:7 57:17<br/>62:23, 23 63:2<br/>67:11, 12 70:15<br/>71:3, 16, 25<br/>72:9 73:1<br/>75:19 77:14, 22,<br/>24 78:1 87:7<br/>91:20 94:12, 18<br/>95:6, 19 97:21<br/>99:8, 21 100:21,<br/>23, 25 105:2<br/><b>gold</b> 5:14<br/><b>golden</b> 5:14</p> | <p><b>Good</b> 3:20 4:4<br/>19:22 23:13<br/>26:15, 19 33:23<br/>37:21 38:24<br/>39:9 40:19<br/>42:7 48:3<br/>49:16 52:18<br/>53:8 54:6 55:1,<br/>3 57:21 59:5<br/>63:18, 21 67:3<br/>75:7 79:1, 7<br/>83:17 97:14<br/>98:14<br/><b>gotten</b> 58:1<br/><b>Government</b> 8:8<br/>63:15 82:4<br/>107:4<br/><b>governmental</b><br/>25:8 36:11<br/><b>governments</b><br/>9:4, 5<br/><b>graded</b> 70:16,<br/>23 73:23<br/><b>grading</b> 38:25<br/>44:7, 12, 13, 24<br/>50:22 63:1<br/>70:15, 19<br/><b>grading's</b> 45:16<br/><b>graffiti</b> 64:14<br/><b>grandfather</b> 57:6<br/><b>grandmother</b><br/>57:6<br/><b>grant</b> 58:19<br/><b>granted</b> 57:24<br/><b>Grapevine</b> 79:10<br/><b>Great</b> 4:3 6:18<br/>18:6 36:3<br/>48:16 50:4<br/>57:6 67:1<br/>72:22 99:1<br/><b>greater</b> 29:18<br/>79:19 94:7<br/><b>green</b> 42:11, 11<br/><b>greenbelt</b> 21:10,<br/>22 39:25<br/><b>greenery</b> 86:12<br/><b>greenhouse</b><br/>22:15<br/><b>Greenland</b> 42:11<br/><b>Greenwood</b> 46:1<br/>82:22<br/><b>Greve</b> 18:18<br/><b>grocery</b> 83:9<br/>87:20 88:22<br/>89:22<br/><b>gross</b> 58:18<br/><b>ground</b> 81:21<br/>97:14<br/><b>groundwater</b><br/>53:9, 11</p> |
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----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>group</b> 37:5<br>75:17, 22, 23, 24,<br>24 76:3<br><b>groups</b> 9:12<br>25:9<br><b>grow</b> 9:19<br><b>growing</b> 6:19<br>8:15<br><b>grown</b> 7:22<br><b>growth</b> 6:24, 24<br>8:4, 7, 10, 13<br>10:14, 25 11:9,<br>9 13:1<br><b>Gruen</b> 23:4<br><b>Grunauer</b> 37:18,<br>19, 21, 22, 24, 24<br>38:3, 3, 8, 10, 12,<br>12<br><b>guaranteed</b><br>95:10<br><b>guess</b> 4:1<br>44:20 53:3<br>106:8<br><b>guidance</b> 35:2, 8<br><b>guide</b> 17:22<br>63:25<br><b>guidelines</b> 97:10<br><b>guiding</b> 16:16,<br>18<br><b>guise</b> 17:20<br><b>guns</b> 86:5<br><b>guy</b> 30:23<br><b>guys</b> 30:25<br>45:1 63:9, 16<br>70:16 71:9, 16<br>72:6, 11 80:17<br><br>< H ><br><b>H18</b> 64:3<br><b>H2</b> 58:16, 22<br>66:2<br><b>half</b> 11:5 25:23<br>38:14, 20, 21<br>39:2, 6, 6, 7<br>42:10, 16 50:19<br>68:10 71:5<br>72:14<br><b>halfs</b> 71:4<br><b>HAMILTON</b> 2:8<br>3:17 24:4, 8, 16<br>37:15, 18 38:1<br>43:12 45:25<br>48:21 51:21<br>54:4 56:4 57:1<br>62:10 65:9<br>70:10 75:13<br>79:5 82:18<br>84:20 86:17, 17,<br>18 88:3 91:1<br>101:6 105:14, | 16, 20 106:7<br>107:2<br><b>hand</b> 19:19<br>43:8 108:11<br><b>handled</b> 53:20<br><b>happen</b> 49:7<br>52:7 53:18<br>55:22 87:7<br><b>happened</b> 27:14<br>70:6<br><b>happening</b> 41:8<br>48:13 77:24<br><b>happens</b> 62:5<br><b>happy</b> 23:19<br>48:13 76:4<br>83:13<br><b>hard</b> 26:11<br>65:25 73:4, 5<br>99:24<br><b>Haring</b> 65:10, 11<br>68:19<br><b>Hart</b> 43:17<br>83:20 84:4<br><b>Hasley</b> 5:10<br>25:16, 23, 24<br>27:21, 22 28:10,<br>15 37:4 80:12,<br>24 83:1 87:16<br>88:14<br><b>Hawkins</b> 46:2,<br>13, 15<br><b>hazardous</b> 15:25<br><b>hazards</b> 5:24<br>6:23 15:8, 25<br><b>health</b> 12:3<br><b>hear</b> 3:24, 24, 25<br>4:2 24:19 25:5<br>37:23 63:21, 22<br>64:25 73:15<br>77:21 84:22<br>96:24 98:9, 18<br>103:13, 15, 15<br><b>heard</b> 8:17<br>30:19 37:6<br>77:22, 25 86:24<br>96:16 98:5, 6<br><b>hearing</b> 3:19, 22<br>4:5, 12, 13, 17<br>15:23 19:10<br>32:6 36:17<br>37:7 45:17<br>52:22 59:13<br>65:2 73:5, 17<br>77:20 88:1, 6<br>91:23 92:7, 20<br>93:5 97:3<br>98:18 101:24<br>102:3, 9, 11, 15,<br>16 103:9 104:4,<br>9, 21 105:5, 9,<br>23 106:5, 13, 17 | <b>hearings</b> 4:20<br>32:8 52:20<br>59:2 91:17, 20<br>92:8 93:3 99:5<br>100:23 103:2, 20<br><b>heavily</b> 71:14<br>82:11<br><b>heavy</b> 40:14<br>81:7 88:19<br><b>Heffley</b> 46:1<br>48:3, 6<br><b>height</b> 76:21<br><b>held</b> 15:14<br>95:15 106:12, 16<br><b>helicopter</b> 12:15<br><b>helicopters</b> 16:6<br><b>hello</b> 46:13<br>62:12 65:12<br>66:24 68:6<br>80:21 82:20<br>84:22 87:12<br><b>help</b> 31:3 79:20<br>80:7 95:2<br><b>helped</b> 18:12, 19<br><b>helping</b> 88:10<br><b>Henry</b> 54:4<br>65:9 66:24<br><b>hereunto</b> 108:11<br><b>hey</b> 31:16<br>100:12<br><b>Hi</b> 57:3 70:12<br>72:20 75:14<br>77:18 88:6<br>90:11<br><b>high</b> 35:20<br>39:19 40:4, 8,<br>13 43:18 50:16<br>67:18 70:3<br><b>higher</b> 26:20<br>47:3 66:14<br>95:7, 14, 24<br><b>highest</b> 56:10<br><b>Highway</b> 12:20<br>14:20, 21, 25<br>15:1 40:11<br>49:1, 23 50:25<br>51:3 56:6, 22<br>63:24 64:2, 10<br>68:22 69:1, 2,<br>19 78:2 79:11<br>83:25 84:13, 13<br><b>highways</b> 16:5<br>50:20 66:16<br>69:23<br><b>Highway's</b> 45:14<br><b>Hill</b> 38:16 58:6<br><b>Hillcrest</b> 81:9<br><b>hills</b> 47:13, 22<br>72:3<br><b>hillside</b> 13:9, 13,<br>14 26:23 27:2, | 24 44:5, 10, 15<br>47:17 67:17<br>70:18, 20 72:1,<br>12, 15 83:3, 13<br>94:16<br><b>hire</b> 14:1<br><b>hired</b> 73:25<br><b>history</b> 5:13, 23<br>7:5 86:19<br><b>hit</b> 26:10<br><b>hitting</b> 32:13<br><b>Hockenberry</b><br>57:5<br><b>hold</b> 85:10<br>104:3<br><b>holdings</b> 29:14<br><b>holiday</b> 104:24,<br>24<br><b>home</b> 5:16 9:20<br>38:25 44:6<br>66:19 75:6<br>98:23 99:12<br>100:9<br><b>homeowner</b><br>24:1, 7<br><b>homes</b> 35:20<br>45:1, 1, 4, 14<br>49:25 50:2, 4<br>51:7 58:17<br><b>homesteaded</b><br>57:7<br><b>honor</b> 81:20<br><b>hope</b> 29:12<br>36:25 39:22<br>51:14 52:22<br>53:18 59:15<br>68:2 70:7<br>77:22 89:25<br>100:16<br><b>hopefully</b> 33:19<br>60:23 95:18<br>105:10<br><b>hopes</b> 26:19<br><b>hoping</b> 26:18<br><b>horrible</b> 97:24<br><b>horse</b> 46:5, 9<br>66:3 74:15<br>100:14<br><b>horses</b> 64:17, 19,<br>20 66:1<br><b>hour</b> 81:14<br>100:7<br><b>house</b> 44:9, 25<br>45:15 57:11, 11,<br>12, 13 68:12, 15<br>70:22 71:17<br>72:7 74:14<br>78:7, 10, 11, 13,<br>14, 15, 18 79:2<br>86:7 95:9 | <b>households</b><br>75:23<br><b>housekeeping</b><br>105:25<br><b>houses</b> 17:3<br>45:2 71:18<br>78:22 87:8<br>94:14 95:10, 10<br><b>housing</b> 8:14<br>10:4, 4, 6, 20<br>11:5, 6, 10<br>21:24 22:4<br>41:16 50:19<br>51:9 79:18<br><b>HOV</b> 67:12<br><b>Howell</b> 79:6<br>80:21, 21<br><b>how's</b> 34:19<br><b>hub</b> 51:17<br><b>huge</b> 58:5 76:15<br><b>Hughes</b> 28:22<br><b>hundred</b> 62:6<br>75:23<br><b>hundreds</b> 69:22<br><b>Hupsch</b> 19:5<br><b>husband</b> 48:5,<br>12<br><b>hustle</b> 6:15<br><b>hydrogen</b> 60:21<br><b>Hypothetically</b><br>27:5<br><br>< I ><br><b>i.e</b> 60:15, 25<br><b>Ice</b> 41:25 42:1,<br>15<br><b>idea</b> 60:16 67:1,<br>2 90:4<br><b>ideally</b> 81:4, 15<br><b>Igor</b> 62:10, 12<br><b>Imagine</b> 59:23,<br>25 60:2<br><b>Immediately</b><br>58:2 61:21<br>104:22, 22<br><b>immensely</b> 40:9<br><b>Impact</b> 5:2<br>18:16, 17 22:17<br>42:12 56:7, 15<br>76:15 92:1, 2,<br>11 93:8 94:5,<br>15, 17<br><b>impacted</b> 6:4<br><b>impacting</b> 93:22<br><b>impacts</b> 23:10,<br>11 93:4<br><b>implement</b><br>16:10 22:13<br><b>implementation</b><br>8:21 17:12 18:1 |
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| <p><b>implemented</b> 17:18</p> <p><b>important</b> 7:5, 14 8:1 11:1, 4, 12, 19 12:5, 17, 13:8 14:14, 17, 19 15:5, 7 21:8, 19, 23 22:6, 7 23:1 59:13, 21 96:4 103:17</p> <p><b>importantly</b> 7:23 10:22 35:15</p> <p><b>impose</b> 66:9</p> <p><b>impossible</b> 77:21 82:2</p> <p><b>improve</b> 56:16</p> <p><b>improvements</b> 17:22</p> <p><b>inaccessible</b> 28:18</p> <p><b>inactivity</b> 85:7</p> <p><b>include</b> 12:11 15:11, 20 18:1 83:5</p> <p><b>included</b> 16:13</p> <p><b>includes</b> 5:9 6:12 13:9 14:16, 25 47:22</p> <p><b>including</b> 5:9 29:16 43:18 59:1 83:1 85:13</p> <p><b>income</b> 8:14 68:1</p> <p><b>inconsistent</b> 66:12</p> <p><b>incorporate</b> 72:23</p> <p><b>incorporated</b> 7:10 22:20 23:2 33:15 65:17 67:25 76:8</p> <p><b>increase</b> 10:20, 20, 22 11:4, 5 40:8 47:11 52:7 53:17, 18 67:7 77:5</p> <p><b>increased</b> 67:23 69:13 76:19</p> <p><b>increasing</b> 47:4 68:3</p> <p><b>indicate</b> 94:25</p> <p><b>indicated</b> 19:6 91:10</p> <p><b>individual</b> 33:17, 24 34:13, 23, 25 36:4, 15 64:4 82:14 96:22, 22 103:24</p> <p><b>individually</b> 94:9</p> | <p><b>individuals</b> 33:4 96:16, 23 97:13</p> <p><b>indulging</b> 73:10</p> <p><b>industrial</b> 50:16 51:1, 10, 17 64:9 79:16, 25</p> <p><b>inexpensively</b> 78:16</p> <p><b>information</b> 31:7 32:24 37:7 72:25 102:25 103:9</p> <p><b>infrastructure</b> 12:21 17:23 35:17 52:8 61:6, 11 94:22 95:1, 3, 23</p> <p><b>infrastructures</b> 51:2</p> <p><b>initial</b> 16:12</p> <p><b>inner</b> 41:16, 17, 19</p> <p><b>innocent</b> 67:20</p> <p><b>input</b> 32:18, 18 33:21 34:8 99:4</p> <p><b>instrumental</b> 47:10</p> <p><b>integrity</b> 47:12</p> <p><b>intelligent</b> 76:1</p> <p><b>intend</b> 16:10 52:3 74:16</p> <p><b>intended</b> 47:18</p> <p><b>intense</b> 13:1</p> <p><b>intensity</b> 12:16</p> <p><b>intent</b> 29:24 41:14 47:11, 15 93:19</p> <p><b>interest</b> 63:11</p> <p><b>interested</b> 76:1 108:10</p> <p><b>interests</b> 36:13 43:9 97:9</p> <p><b>interfacing</b> 76:24</p> <p><b>internal</b> 60:16, 19</p> <p><b>interrupt</b> 29:9</p> <p><b>Interstate</b> 60:2 76:13</p> <p><b>invaluable</b> 18:10</p> <p><b>investing</b> 26:21</p> <p><b>investment</b> 26:15, 19 100:13, 15, 17</p> <p><b>investments</b> 17:23</p> <p><b>invests</b> 26:19</p> <p><b>invited</b> 16:16</p> <p><b>involved</b> 103:18</p> <p><b>involvement</b> 16:19 18:6</p> <p><b>IO</b> 50:12</p> | <p><b>island</b> 68:16, 17 74:24</p> <p><b>issue</b> 22:19 28:20 59:21 60:22 61:2, 5 73:19, 24, 24 80:18 93:18 96:1, 4</p> <p><b>issues</b> 12:2 14:14 22:8, 13, 25 23:14 26:14 29:18 31:15 33:22 35:15 52:17 60:13 73:20 105:8, 9 106:3</p> <p><b>Item</b> 3:19 19:18 88:24</p> <p><b>it'll</b> 80:7, 7</p> <p><b>its</b> 6:22 7:10, 12 39:5 41:14 45:3 47:15 50:7 55:18 66:9</p> <p><b>&lt; J &gt;</b></p> <p><b>James</b> 43:13 46:1, 3 88:4</p> <p><b>Janette</b> 82:18, 22</p> <p><b>JANNA</b> 2:9</p> <p><b>January</b> 101:17 105:2</p> <p><b>Jason</b> 18:11 45:25, 25</p> <p><b>Jeff</b> 29:5</p> <p><b>Jens</b> 37:19 39:9, 11</p> <p><b>Jesser</b> 57:4</p> <p><b>Joanne</b> 86:9, 10 88:4</p> <p><b>job</b> 22:4 23:13, 23</p> <p><b>jobs</b> 10:5, 6, 22 21:24 51:12 69:16 79:18 80:8</p> <p><b>Joe</b> 88:3</p> <p><b>Joel</b> 79:5 81:19</p> <p><b>join</b> 3:8 74:25</p> <p><b>joint</b> 7:15 8:1 20:17, 19</p> <p><b>jointly</b> 16:11 33:23</p> <p><b>Josephine</b> 84:20 87:6</p> <p><b>Journal</b> 85:21</p> <p><b>journey</b> 59:11 100:8</p> <p><b>Joyce</b> 37:18, 19 38:12</p> <p><b>judge</b> 96:2</p> | <p><b>Judy</b> 57:1, 22</p> <p><b>July</b> 72:25</p> <p><b>jurisdiction</b> 4:15, 16</p> <p><b>jurisdictions</b> 7:13 8:16, 22 18:2 35:1</p> <p><b>&lt; K &gt;</b></p> <p><b>Karl</b> 37:19 40:19 82:18 83:17</p> <p><b>keep</b> 30:9 31:22 40:16 50:23 56:22 64:13 67:14, 22 73:4 79:2 81:16 83:1 88:14 89:10 91:16, 16</p> <p><b>keeping</b> 66:3</p> <p><b>KELLY</b> 25:12, 14, 14</p> <p><b>Kenneth</b> 43:12, 13</p> <p><b>Kevin</b> 82:18 90:11</p> <p><b>key</b> 5:15 14:6 15:24 76:17</p> <p><b>kind</b> 12:15 23:5 40:6 64:16 76:10, 21 78:1 80:16 81:25 82:10, 12</p> <p><b>kinds</b> 35:17</p> <p><b>know</b> 4:10 5:22 7:5 8:8 9:3 20:7 24:9 28:22 31:3, 4 34:15 35:12 40:7 49:13 52:9 60:19 62:2 63:10 64:8 65:1 73:23 78:2 86:16 93:2 94:19 98:6 100:2, 4, 12, 18, 20 102:13 104:15</p> <p><b>Knowing</b> 78:20</p> <p><b>knowledge</b> 17:15</p> <p><b>known</b> 3:23 4:7 8:21 61:6</p> <p><b>knows</b> 64:7</p> <p><b>&lt; L &gt;</b></p> <p><b>L.A</b> 48:10 64:12, 17 65:1, 3 107:5</p> <p><b>La</b> 71:25 79:8</p> | <p><b>ladies</b> 54:6</p> <p><b>lady</b> 93:13</p> <p><b>Lake</b> 9:6 15:10 21:15 28:22 64:12 85:5</p> <p><b>Lancaster</b> 70:13</p> <p><b>land</b> 8:22 11:15, 20, 20 12:6, 6, 8, 10, 15, 23 13:4, 5, 22 14:3, 6, 15 16:5, 25 26:3, 5, 11, 13, 18, 20, 23 27:1, 11, 14 28:4, 6, 10, 25 33:5, 6, 13 38:5, 23 45:8 46:4, 7 49:22 50:15, 21, 24 55:11, 16, 18 57:16 62:16 64:20 65:13, 19 66:2, 8, 10, 11 71:10 73:1, 7, 25 74:13, 20 83:4, 11 84:8 87:15 88:16, 25 92:3 94:15 95:5</p> <p><b>landowner</b> 25:15, 20 29:6</p> <p><b>landowners</b> 33:17 55:22</p> <p><b>lands</b> 4:14 11:3 43:5</p> <p><b>lane</b> 15:3 60:4 67:12 68:23 69:1 73:3 78:2</p> <p><b>lanes</b> 69:20 77:4</p> <p><b>large</b> 62:2 76:14 86:9 95:2 97:9</p> <p><b>larger</b> 89:12</p> <p><b>Larios</b> 88:3, 6, 7</p> <p><b>Las</b> 100:11</p> <p><b>Lastly</b> 13:8</p> <p><b>late</b> 5:18 46:24</p> <p><b>lateness</b> 100:7</p> <p><b>launched</b> 17:6</p> <p><b>Laurel</b> 60:5</p> <p><b>law</b> 16:1 52:9 62:25</p> <p><b>laws</b> 41:6</p> <p><b>lawsuit</b> 97:7</p> <p><b>lay</b> 102:21</p> <p><b>lays</b> 97:14</p> <p><b>leads</b> 7:3</p> <p><b>leaning</b> 95:19</p> <p><b>leave</b> 27:9, 10, 10 39:23</p> <p><b>led</b> 3:6</p> <p><b>LEE</b> 108:3, 16</p> |
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| <b>left</b> 6:13 11:18<br>98:25 104:17<br><b>Legal</b> 43:6<br>53:19<br><b>legally</b> 8:12<br><b>Legend</b> 13:4<br><b>legislation</b> 22:11<br>41:13<br><b>legislative</b> 96:1<br><b>Legislature</b> 96:3<br><b>LEMKE</b> 2:8<br>3:15 91:4<br>92:23, 25 93:7,<br>14 102:8 103:3,<br>8 105:13, 18, 22<br>106:12, 15, 25<br><b>length</b> 86:18<br><b>lengthy</b> 5:1<br>16:11<br><b>Leona</b> 69:12<br><b>LESLIE</b> 2:3<br><b>lesser</b> 43:5<br><b>letter</b> 28:11<br>31:10, 19 37:9<br>44:1 73:9, 14<br>74:2<br><b>letters</b> 28:9<br>32:10 33:3<br>37:11 40:22, 24<br><b>level</b> 22:12<br><b>levels</b> 8:14<br><b>libraries</b> 95:4<br><b>library</b> 94:24<br><b>lies</b> 79:9<br><b>life</b> 6:18, 22<br>22:6 23:15<br>28:20 40:3<br>72:24 76:16<br>77:10<br><b>lifestyle</b> 47:12<br>65:24 66:1<br><b>lifestyles</b> 11:23<br>28:7<br><b>light</b> 24:18<br>79:16, 25<br><b>limit</b> 41:14<br><b>limited</b> 28:13<br>69:1<br><b>limiting</b> 42:18<br><b>limits</b> 6:24<br><b>Linda</b> 65:11<br><b>line</b> 98:25<br><b>lines</b> 12:22 13:2<br><b>Lisa</b> 18:11<br><b>list</b> 83:12 88:19<br>101:22<br><b>listed</b> 83:5<br>87:17 88:21<br><b>listen</b> 46:14<br>100:25 | <b>listening</b> 62:8<br>70:8 73:16<br><b>little</b> 4:2 7:4<br>31:10, 14 34:4,<br>5 36:13 50:22<br>73:6, 14 75:17<br>98:2 102:21<br>104:7<br><b>live</b> 9:15, 21, 22<br>21:6, 20 29:5<br>39:17 40:20<br>46:15 48:6<br>57:23 63:23<br>64:16, 18, 18<br>65:14 68:19<br>69:7 70:6, 12<br>72:20 74:11<br>77:18 78:6, 10,<br>18 80:8, 12, 22<br>81:19 82:1, 22<br>87:23 88:7<br><b>lived</b> 25:21<br>48:24 63:14<br>80:23 89:16<br>90:11<br><b>lives</b> 21:25<br>78:25 98:21, 25<br><b>livestock</b> 66:3<br><b>living</b> 62:13<br>78:5<br><b>local</b> 8:16, 21<br>9:7 58:3 63:17<br>80:8, 8<br><b>located</b> 49:22<br>55:5<br><b>location</b> 75:9<br><b>logic</b> 28:3<br><b>logical</b> 75:9<br><b>logically</b> 31:8<br><b>Lombardi</b> 65:10<br>68:6, 6<br><b>Loneoak</b> 70:13<br><b>long</b> 23:10<br>26:15 32:5, 13,<br>17 33:20 36:11,<br>17 53:23 64:7<br>65:25 85:15<br>94:11 99:6<br><b>longer</b> 35:23<br><b>look</b> 11:4 34:22<br>35:22 36:5<br>42:19 44:3<br>53:25 55:11<br>60:11 61:9<br>73:21, 25 80:17<br>89:25 94:12<br>95:18 100:12,<br>22, 23 103:21<br>104:25 105:3<br><b>looked</b> 53:9<br>98:5 | <b>looking</b> 4:20<br>5:22 10:11<br>12:13 16:4<br>27:13 33:9<br>35:1, 19 36:8<br>76:21 93:17<br>95:13, 21 96:11<br>97:8 105:14<br><b>looks</b> 10:1, 1<br>53:2, 4 89:24<br>105:18<br><b>LOS</b> 1:3 32:9<br>36:1 43:9<br>46:24 49:22<br>51:4, 12 55:5<br>59:18, 22 69:16<br>82:7, 7 98:19<br>99:2, 5<br><b>loss</b> 50:5 77:20<br><b>lost</b> 55:18 99:21<br><b>lot</b> 20:7, 15, 20<br>27:4, 23 28:18<br>31:17, 17 34:18<br>35:13 44:7<br>46:4, 4, 10 47:5,<br>10 49:8 53:16<br>56:10, 10 58:6,<br>14 60:12 67:15<br>71:3 74:18<br>80:12 83:21<br>86:22, 24 88:11,<br>20 98:12<br>105:19, 24<br><b>lots</b> 44:6, 13, 13<br>45:16 56:13, 14<br>68:11 69:8 76:8<br><b>low</b> 10:17<br><b>lower</b> 5:21 6:14<br>72:16 84:9<br>94:25 96:18<br><b>Lynne</b> 51:21, 23<br><br><b>&lt; M &gt;</b><br><b>M1</b> 49:12 79:25<br><b>macro</b> 29:18<br>33:8 93:18<br><b>madhouse</b> 96:19<br><b>mail</b> 99:12, 13<br><b>main</b> 18:12<br>30:13, 13 49:17<br><b>maintain</b> 6:22<br>81:11<br><b>maintained</b><br>81:13<br><b>maintaining</b><br>47:12, 16<br><b>maintains</b> 8:9<br><b>major</b> 12:20<br>15:15 20:24<br>21:9, 13 50:20<br>61:2 62:1 | <b>making</b> 27:15<br>32:17 78:22<br>82:15<br><b>makings</b> 21:11<br><b>Mallick</b> 82:19<br>83:17, 17<br><b>malls</b> 87:24<br><b>Management</b><br>13:14 26:24<br>27:2, 25 44:5,<br>10, 15 70:18, 20<br>72:12, 15 83:3,<br>13<br><b>mandates</b> 15:13<br>75:8<br><b>mankind</b> 42:3<br><b>manner</b> 53:24<br>77:13<br><b>map</b> 5:8 7:16<br>12:7, 23 14:15<br>15:19, 19, 21<br>17:12, 16 34:14<br>49:25 56:13, 14<br>57:14 58:10<br>61:17 63:25, 25<br><b>mapped</b> 35:6<br><b>mapping</b> 33:17<br><b>maps</b> 12:13<br>15:15<br><b>march</b> 58:6<br><b>marvelous</b> 61:6<br><b>MASI</b> 2:9<br><b>massive</b> 46:23<br>52:6<br><b>massively</b> 96:4<br><b>master</b> 5:20<br>23:4 35:25<br>66:16 88:9<br><b>materials</b> 15:25<br>91:18<br><b>matter</b> 10:2<br>13:22 90:2<br>99:23<br><b>matters</b> 4:17<br><b>maximum</b> 14:4,<br>7 35:10 47:6<br>49:24 58:14<br>62:1<br><b>McBean</b> 66:16<br><b>mean</b> 31:6<br>89:21, 22, 23, 24<br>102:12<br><b>means</b> 16:3, 7<br>28:14, 23 30:24<br>59:24 60:9<br>61:2 94:13<br>97:22<br><b>measure</b> 43:19<br><b>measures</b> 43:18<br><b>mechanism</b> | 61:11<br><b>media</b> 17:4<br><b>meet</b> 65:1<br>70:21 74:6 86:1<br><b>meeting</b> 3:4, 7<br>24:23 25:19<br>30:17 31:13<br>32:17 44:2<br>64:25 97:21<br>98:16 102:22,<br>22, 22 106:12,<br>15, 16 107:6<br>108:5, 9, 10<br><b>meetings</b> 30:22<br>31:1, 9 46:25<br>61:17<br><b>member</b> 30:15<br>65:15 99:17<br><b>MEMBERS</b> 2:2<br>29:23, 24, 25<br>31:18 55:19<br><b>mention</b> 11:1<br>14:25 19:2<br>20:24<br><b>mentioned</b> 6:8<br>10:8 12:1 13:5<br>19:8 21:24<br>22:8 67:10 84:3<br><b>mere</b> 93:6, 9<br>95:8<br><b>merely</b> 95:11<br><b>Mestre</b> 18:18<br><b>met</b> 55:9<br><b>Metrolink</b> 13:2<br><b>metropolitan</b><br>22:22<br><b>mic</b> 102:7<br><b>microcosm</b> 36:2<br><b>microphone</b> 98:7<br><b>mid</b> 42:14<br>46:24 104:23<br><b>middle</b> 28:1<br>68:13, 17 74:24<br><b>midpoint</b> 35:11<br>94:13<br><b>Mike</b> 47:9<br>51:21 54:7<br>99:14<br><b>mile</b> 50:19<br><b>miles</b> 8:23<br>14:17 22:14<br>42:1 45:2 51:8<br>81:14<br><b>MILLER</b> 108:3,<br>16<br><b>million</b> 27:6, 8<br>43:18 45:7<br>56:15<br><b>millions</b> 62:21<br>63:5<br><b>Milo</b> 48:21, 24 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        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                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>mind</b> 95:14<br>103:19<br><b>mine</b> 43:7<br><b>mine's</b> 34:14<br><b>minimal</b> 38:25<br><b>minimize</b> 41:15<br><b>minimum</b> 35:10<br>47:6 58:14<br>65:21 103:19<br><b>Mining</b> 5:14<br><b>minor</b> 19:7<br><b>Mint</b> 40:14<br><b>minute</b> 53:17<br><b>minutes</b> 24:17<br>25:3, 4, 9, 11<br>29:10, 22, 25<br>30:2, 9 48:17<br>98:23<br><b>misperception</b><br>13:18<br><b>mistake</b> 74:19<br><b>MITCH</b> 2:10<br>3:20 4:4 20:3,<br>24 21:24 31:10<br>32:2 79:23<br>80:3 86:22<br><b>mix</b> 6:11<br><b>model</b> 60:11<br>61:2 67:10<br><b>modeling</b> 59:20<br><b>modifications</b><br>4:22<br><b>modify</b> 15:21<br><b>MODUGNO</b> 2:5<br>3:6, 7, 12 24:22<br>25:6 29:8<br>30:10 31:25<br>32:5 37:2 91:6,<br>16 92:6, 22, 24<br>93:6, 9, 15<br>100:9 101:5, 18,<br>25 102:6, 17<br>103:7, 10<br>104:17, 25<br>105:13, 24<br>106:8, 14, 16, 21<br><b>Moise</b> 48:21<br>49:16<br><b>Molly</b> 18:14<br><b>mom</b> 78:11<br><b>moment</b> 41:23<br>78:10 96:1<br><b>MONASABIAN</b><br>51:20<br><b>Monasebian</b><br>48:21, 22 49:16,<br>17<br><b>MONDAY</b> 1:8<br>4:9 105:17, 22,<br>23 | <b>money</b> 26:9<br>43:7 63:9<br>67:24 68:2<br>78:13, 17<br>100:11, 16<br><b>Monica</b> 49:18<br><b>Monitoring</b> 61:7<br><b>month</b> 47:14<br>101:13<br><b>months</b> 30:16<br><b>moot</b> 60:23<br><b>mornings</b> 99:5<br><b>mosaic</b> 11:22<br><b>motion</b> 100:6<br>101:25 102:17,<br>23 106:4<br><b>motivation</b> 68:3<br><b>Mounted</b> 66:20<br><b>Move</b> 3:12, 18<br>19:15 78:15<br>95:2 97:5, 17<br>104:16 106:24<br><b>moved</b> 21:20<br>41:18 64:12<br>72:21<br><b>moving</b> 22:3<br>35:9 95:17<br><b>multiple</b> 29:25<br>32:8<br><b>mumbling</b> 100:2<br><br><b>&lt; N &gt;</b><br><b>N2</b> 83:14<br><b>Nadler</b> 79:5, 7, 7<br><b>naked</b> 7:20<br><b>name</b> 19:21, 22,<br>25 25:13, 14<br>37:21, 24 38:3,<br>11 39:11 40:19<br>43:15 46:15<br>48:6, 23 49:16<br>55:1, 3, 4 56:4<br>57:3 59:5<br>62:12 65:13<br>66:24 68:6<br>70:12 72:20<br>74:10 77:18<br>79:7 80:21<br>81:19 82:21<br>83:17 85:1, 3, 4<br>86:16 87:12<br>88:7 90:11<br><b>names</b> 48:2<br>54:3<br><b>name's</b> 29:5<br>46:3 48:24<br>51:23 54:7<br>57:22 63:23<br>89:15<br><b>narrative</b> 5:25 | <b>national</b> 21:12,<br>12 27:19 47:7<br>58:7 63:6 68:24<br><b>natural</b> 5:24, 24<br>6:12, 23 15:7, 8,<br>25 21:16 42:5<br><b>near</b> 13:1 27:8<br>50:20 77:9<br><b>nearby</b> 95:4, 23<br><b>nearest</b> 50:19<br><b>Nebraska</b> 42:2<br><b>necessarily</b><br>79:24 105:25<br><b>necessary</b> 53:12<br><b>necessitate</b><br>13:10<br><b>need</b> 10:8<br>27:20 33:7<br>34:25 43:7<br>44:8 51:9, 9<br>67:13 68:16<br>70:2, 3 79:19<br>80:17<br><b>needed</b> 28:13<br>52:8 56:17<br><b>needs</b> 7:24 8:2,<br>6 60:18 67:24<br>79:24<br><b>negates</b> 66:2<br>90:19<br><b>negatively</b> 87:4<br><b>neighbor</b> 25:2<br>54:13, 18<br><b>neighborhood</b><br>40:12 64:5<br>76:15 87:15, 16,<br>22, 24 89:2, 11<br>96:19<br><b>neighborhoods</b><br>76:20 77:2, 9<br>89:23<br><b>neighbors</b> 21:4<br>43:15 54:11<br>64:11, 19 73:10,<br>11 78:19, 21, 21<br><b>Neil</b> 79:5, 7<br><b>neither</b> 96:17, 20<br><b>nervous</b> 86:6<br><b>NET</b> 17:6<br><b>never</b> 27:9 52:5<br>78:10 81:12<br>94:1 95:10, 24<br><b>new</b> 8:6 9:17<br>10:1 13:4, 9, 9<br>14:3, 10, 25<br>17:16 35:7<br>50:3, 8, 13, 16<br>54:19 57:14<br>61:8, 19, 22, 25<br>77:4, 5 82:12<br>83:5, 8, 11 | 84:14 87:5, 17<br>89:18 97:16<br><b>Newhall</b> 5:17<br>6:10 11:8, 25<br>13:3 21:14<br>23:3 67:16, 16<br>75:15 96:13<br><b>newspaper</b> 17:5<br><b>nice</b> 48:19<br>73:14<br><b>nightmarish</b> 60:7<br><b>Nikitine</b> 62:10,<br>12, 12<br><b>nilly</b> 89:20<br><b>nine</b> 54:12<br><b>nodded</b> 98:5<br><b>Noise</b> 11:16<br>16:3, 4, 4 18:19<br><b>nonconforming</b><br>66:12<br><b>Nonurban</b> 13:15,<br>16<br><b>normally</b> 36:14<br>99:4<br><b>North</b> 8:9, 10<br>21:16 27:19<br>28:15 41:25<br>57:13 58:11<br>66:11 69:8<br>74:22 81:9<br>84:13<br><b>northeast</b> 39:15<br>50:18<br><b>northern</b> 28:12,<br>13, 17 59:18, 22<br><b>northernmost</b><br>38:22<br><b>Northridge</b> 6:3<br><b>notably</b> 5:20<br><b>notice</b> 34:17<br>49:18 102:13<br><b>notification</b><br>101:23<br><b>Novak</b> 99:15<br><b>November</b> 52:3<br>91:11, 15 92:11<br>101:9 104:19,<br>23 105:17<br>106:6 108:12<br><b>number</b> 17:9<br>20:23 22:14<br>49:1 50:1<br>56:13 58:20<br>76:12 95:17<br><b>numbers</b> 84:1<br>95:24<br><b>number's</b> 94:18<br><b>numerous</b> 12:11<br><b>nursery</b> 49:3<br><b>Nuys</b> 64:14 | <b>&lt; O &gt;</b><br><b>o0o</b> 107:7<br><b>Oak</b> 75:14 94:16<br><b>Oaks</b> 5:12<br><b>Obama</b> 63:15<br><b>object</b> 80:15<br><b>observation</b><br>81:24<br><b>obtain</b> 59:16<br><b>obtained</b> 59:10<br><b>obvious</b> 82:9<br><b>obviously</b> 4:25<br>9:4 12:17<br>17:18 28:5<br>102:12<br><b>occupancy</b> 64:3<br><b>occurred</b> 93:21<br><b>o'clock</b> 65:1<br><b>OCTOBER</b> 1:8<br>3:2, 4 107:5<br><b>offer</b> 77:11<br><b>Office</b> 50:12<br>51:11 79:13<br><b>official</b> 24:9, 25<br>25:8 91:17<br>93:2, 8<br><b>officials</b> 23:25<br>24:1, 6<br><b>offset</b> 56:12, 16<br><b>Oh</b> 64:23 70:20<br>71:6 73:1 102:8<br><b>oil</b> 5:15<br><b>Okay</b> 3:18 4:3<br>24:8, 15 25:10<br>30:10 36:25<br>37:12 43:1<br>62:4, 14 63:22,<br>22 71:19 72:6<br>80:4 84:22<br>85:4 91:3 93:6,<br>9, 15 103:7, 10<br>104:25 105:13,<br>24 106:24 107:3<br><b>Old</b> 13:3 28:14<br>46:8 61:18, 22<br>63:25 90:14<br>97:16<br><b>older</b> 35:6 98:3<br><b>once</b> 34:3, 10,<br>20 55:8 85:14<br>98:7 101:24<br><b>ones</b> 71:16, 18<br>103:18<br><b>ongoing</b> 17:18,<br>24 31:22 37:11<br>80:6<br><b>online</b> 61:17<br><b>Open</b> 11:15<br>15:6, 15 17:3<br>21:14 27:13, 18, |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



19 31:23 36:18  
50:24 71:9, 12  
91:17 92:4  
93:4, 25 104:14  
**opening** 59:15  
**opens** 93:11  
**operating** 49:4  
**opinion** 63:13  
**opinions** 59:16  
**opportunities**  
65:4 91:21  
**opportunity**  
20:10 21:17  
32:18 33:10  
36:17, 22 51:16  
58:19 65:12  
74:6 78:12  
91:9, 18, 19  
96:19 97:5, 6  
104:5  
**oppose** 39:22  
90:22  
**opposed** 46:19,  
23 81:3 83:10  
87:19 89:4, 4, 7  
**opposition** 28:9  
75:18  
**option** 26:10  
27:23 61:8  
**oral** 32:20  
**Orange** 98:25  
**order** 24:5  
**ordered** 3:14  
**Ordinance** 13:11  
44:11, 15  
**ordinances** 18:2  
33:17  
**organization** 5:4  
9:13 51:24  
**original** 23:4  
50:7 88:9  
**originally** 75:18  
86:15  
**outcome** 108:10  
**outreach** 16:13  
59:16  
**outside** 40:6  
**outskirts** 46:20  
**outstanding**  
20:8 23:23  
**OV** 28:4  
**overall** 20:16  
35:10 93:17  
**overlay** 58:22  
61:17, 19 97:15  
**overlays** 94:16  
**overriding** 22:25  
**Oversight** 43:17  
**overstated** 52:13  
**overstatement**  
52:16

**OVOV** 17:6  
26:1, 22 27:13,  
21 28:24 30:15  
48:12 56:3  
57:9 64:1 84:15  
**owned** 80:6  
90:20 98:14  
**owner** 14:1  
26:8 29:6  
37:25 38:4  
39:16 48:5  
49:21 55:4  
82:20 87:13  
**owners** 17:8  
26:25 27:22, 25  
36:4 39:14  
49:10 64:4  
85:12 86:3, 8,  
13, 20 87:8 94:8  
**ownership** 21:5  
**owns** 87:6

# < P >

**p.m** 3:2 107:6  
**Pacific** 43:5  
**package** 19:3  
**packages** 26:10  
**packet** 102:18  
103:1  
**pad** 73:23  
74:15, 22  
**Page** 83:7  
**paid** 43:8  
**painted** 34:14  
**Palmdale** 69:9,  
13  
**paper** 49:2  
**Paradise** 70:10,  
11 72:20, 20  
74:10, 10  
**parallel** 93:20  
**parameters**  
58:18  
**parcel** 17:9  
25:24, 24 27:5  
38:7, 13, 18, 19,  
20, 21 39:2, 4, 4,  
6, 7 46:5 48:25  
49:1 54:14  
72:14 73:8  
83:23 90:13  
94:15 103:1  
**parcels** 25:23  
27:7 28:1, 1  
38:6, 12, 14  
54:12 70:14  
73:22 74:17  
80:23, 24  
**Pardon** 24:13  
43:3

**Park** 5:11 39:15  
63:24 77:19, 25  
78:14 85:5, 6, 8  
90:14  
**Parker** 28:22  
**parking** 28:18  
**parkland** 76:23  
**parks** 51:11  
86:14, 19 94:23  
**part** 5:25 20:25  
32:14 78:25  
99:20 103:1  
**participant** 30:5,  
6  
**participants**  
66:20  
**participated**  
24:25  
**participation**  
18:8  
**particular** 55:12  
57:10 77:24  
**particularly**  
60:23  
**particulars** 52:1  
**parties** 108:9  
**partnership** 20:6  
**parts** 6:10  
**pass** 22:2 33:1  
52:5 59:25 96:5  
**passed** 22:11  
41:6 43:19  
**passports** 59:11  
**PAT** 2:5  
**patched** 69:5  
**Patricia** 79:5  
80:21  
**Patterson** 88:3  
**Paul** 18:11  
19:12, 23, 25  
99:15  
**pave** 56:7, 16, 20  
**paved** 38:15  
56:18 89:12  
**pay** 45:7 51:2  
**paying** 55:13  
**pedestrian** 14:16  
**pennies** 26:25  
27:15 78:8, 22  
**people** 9:15, 20,  
21 10:4 20:21  
21:20 22:15  
24:5 30:7, 18  
33:9 35:12, 18,  
22 36:12, 12  
37:15 41:16  
42:3 45:4 46:4  
52:17, 18, 19  
55:21 57:8  
59:17 63:1, 2, 7,  
10, 17 65:2

69:15 70:4, 6  
73:4, 5 80:8, 12  
81:13 82:1  
86:2, 8 91:18,  
19, 21 93:3, 21  
96:25 100:10  
103:16 106:1  
**people's** 28:7  
86:4  
**percent** 44:12  
71:25 98:4  
**period** 42:6  
52:3 91:14, 25  
92:10 93:2, 10  
101:9, 20  
103:25 104:2, 3,  
4, 14, 18 105:4  
106:10  
**periodically** 10:9  
**permanent**  
32:14 99:20  
**permit** 44:8, 21  
65:20 70:15  
**permits** 63:2  
**permitted** 40:25  
83:4  
**Perry** 46:1, 3, 3  
**person** 13:22  
46:6 88:5 108:4  
**personal** 28:5  
29:14 60:14  
83:10 87:21  
**personally**  
57:15 93:22  
**PERSONNEL** 2:7  
**persons** 10:21  
19:17 24:19  
**perspective** 7:5  
20:23  
**petition** 37:5  
73:13 74:5, 7  
**Phase** 47:3, 3, 4,  
4, 5, 7, 10  
**phases** 46:24  
47:2 65:19, 21  
66:4  
**phasing** 47:3  
**Phillip** 75:13  
**phone** 44:1  
48:16, 17 86:23  
**photo** 6:14  
**pick** 99:22  
100:14  
**picked** 90:17  
98:3 100:2  
**picking** 99:8  
**picks** 45:3  
**piece** 34:2, 18  
55:10, 12 68:8  
73:6 90:14  
93:23, 24

**pieces** 71:11  
90:12, 16, 18  
97:10  
**piles** 36:19, 20,  
20  
**place** 4:10 6:5  
21:5 34:20  
55:23 72:22  
78:9, 17 82:22  
89:21  
**places** 67:25  
**Plambeck** 51:21,  
23, 23  
**Plan** 3:22 4:6,  
20, 24 5:1, 3  
6:25 7:4, 7, 10,  
12 8:1, 2, 6 9:3,  
4, 24 10:1, 11,  
11 11:8, 13, 14  
12:6, 8, 10, 20  
13:5, 6, 7, 10, 17,  
19 14:3, 20, 21,  
25 16:10, 20, 22,  
23, 24 17:11, 17,  
20, 22 18:1, 15  
19:17 20:21  
21:1 22:18, 24  
23:2, 4, 6, 14  
26:1 27:21  
28:24 33:16  
39:19 40:13  
41:3 49:20  
50:3, 7, 8, 10, 13,  
16 51:3 52:1, 4  
53:8, 15, 20  
57:9 58:8  
59:20 61:5, 8,  
18, 20, 25 66:16  
67:3 70:2 73:1  
84:14, 16 86:23  
88:9 92:3, 15, 18  
**planned** 5:20  
46:24 50:17  
51:10 68:21, 22  
69:19 84:17  
**planners** 41:18  
45:20 74:19  
**PLANNING** 1:2  
3:4 5:8 7:8, 13  
8:9, 22 9:14  
16:4 18:1, 5  
20:4, 11, 14, 15,  
20 21:8 22:22  
23:9, 13, 22  
27:22 33:23  
34:11, 22 35:6,  
11, 25 36:1, 2  
39:10 43:22, 24  
44:7, 19 45:11,  
12, 18, 21 48:10  
50:6, 9 51:14,

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24 59:1, 2<br>60:18 75:8<br>76:2 83:21<br>84:4, 10, 17<br>86:12 95:12<br>97:8 101:16<br>102:12 105:1,<br>16, 19 108:5<br><b>plans</b> 7:14 10:8,<br>9 11:25 22:13<br>28:8 33:15<br>44:3 53:23<br>54:1 69:12 81:8<br><b>plant</b> 45:6<br><b>planted</b> 86:11<br><b>play</b> 9:16<br><b>players</b> 34:2<br><b>plays</b> 5:25<br><b>please</b> 3:8<br>19:18 37:17<br>42:21 45:22<br>48:22 54:22<br>55:20 61:2, 14,<br>16 65:3 74:25<br>83:14 87:1, 22<br>89:5<br><b>pleased</b> 20:10<br>57:25 66:25<br><b>Pledge</b> 3:5, 10<br><b>Plum</b> 68:23<br><b>plus</b> 25:22<br>52:15<br><b>point</b> 10:13<br>13:8 31:11, 16,<br>19 32:25 33:12<br>60:14, 14 62:1<br>72:9 91:22<br>92:17 94:12<br>95:12, 12, 24<br>101:19 102:2, 3,<br>25<br><b>points</b> 43:22<br>50:25 61:15<br>62:3<br><b>policies</b> 15:13<br>17:21<br><b>Policy</b> 12:23<br>18:15<br><b>pollution</b> 60:22<br>77:6<br><b>poor</b> 26:21<br>27:21 53:20<br><b>populated</b> 50:18<br>71:14<br><b>population</b><br>10:21 52:7, 10<br><b>portion</b> 4:13<br>59:20 61:1<br><b>portions</b> 6:19<br>10:17 | <b>position</b> 24:25<br>25:8 78:20<br><b>Posse</b> 66:20<br><b>possession</b><br>81:12<br><b>possibility</b> 27:18<br>78:7 104:1<br><b>possible</b> 50:11<br>67:14<br><b>Poster</b> 16:23, 24<br><b>postulated</b> 60:10<br><b>potential</b> 14:12<br>35:20 39:5<br><b>potholes</b> 69:4<br><b>power</b> 60:24<br><b>powered</b> 60:17,<br>21<br><b>powers</b> 60:24<br><b>PREACH</b> 29:5, 5,<br>8 30:9, 11<br>36:25 37:3<br><b>preached</b> 100:10<br><b>predicted</b> 12:25<br><b>prefer</b> 105:3<br><b>preferably</b> 61:3<br><b>preliminary</b> 17:2<br><b>prepare</b> 92:12<br><b>prepared</b> 18:17<br>92:11 95:2<br><b>preparedness</b><br>16:1<br><b>present</b> 17:3<br>58:8 68:10<br><b>presentation</b><br>4:25 5:4 19:9<br>20:3, 25<br><b>presented</b> 4:22<br>16:25 18:21<br>32:1 78:12<br><b>presently</b> 56:23<br><b>Preservation</b><br>65:16<br><b>preserve</b> 21:18<br>65:23 66:1<br><b>preserving</b> 21:22<br><b>pressures</b> 6:23<br><b>presume</b> 59:9<br>60:13<br><b>presumption</b><br>60:15<br><b>pretty</b> 71:15<br><b>prevention</b> 16:2<br><b>previously</b> 6:8<br>11:21<br><b>price</b> 55:13<br><b>primary</b> 26:17<br><b>prime</b> 67:16<br><b>principles</b> 16:16,<br>18<br><b>prior</b> 104:21, 22 | <b>private</b> 45:9<br>81:10, 16 86:3, 8<br><b>privately</b> 81:10<br><b>probably</b> 11:12<br>12:5 14:19<br>18:13 30:22<br>41:24 49:6, 11<br>52:24 98:3<br>101:16<br><b>problem</b> 67:4, 8,<br>21, 23 69:6<br>81:21 96:7, 9<br><b>problems</b> 41:19<br>48:16 67:9<br>75:25 85:7<br>95:25 96:12<br><b>procedures</b> 33:8<br>58:25<br><b>proceeding</b><br>19:10<br><b>process</b> 16:4, 11,<br>11 20:7 21:8,<br>10 22:5 23:9,<br>23 26:6, 9 32:4,<br>5, 17 33:11, 20<br>44:22 51:7<br>53:19, 20, 25<br>93:5 94:1<br>103:18<br><b>processed</b> 36:18<br><b>processes</b> 53:23<br><b>processing</b> 34:4<br>91:20 94:9<br><b>Professional</b><br>50:13 59:1<br>77:13<br><b>program</b> 66:20<br><b>progress</b> 78:24<br>79:1<br><b>prohibitive</b> 39:1<br><b>project</b> 20:6, 11<br>62:21 63:4<br>66:13 67:16, 17<br>71:1 75:19<br>106:5<br><b>projected</b> 10:25<br>11:9<br><b>projecting</b> 8:10<br><b>projection</b> 52:5,<br>6, 11<br><b>projections</b> 8:7,<br>9 10:18 12:9<br><b>projects</b> 17:20<br>67:6, 14 76:22<br>77:3 105:19<br><b>promote</b> 8:24<br>65:23<br><b>prone</b> 6:2<br><b>proper</b> 32:18<br>34:15, 16 | <b>properties</b> 14:12<br>26:13 27:16<br>34:13 62:24<br>74:22 79:20<br>80:14 84:23<br>85:10 86:9<br>88:17 90:19<br>93:24 94:3<br><b>property</b> 9:20<br>13:24, 24 14:1<br>17:8 26:12, 13,<br>16, 17, 25, 25<br>27:9 28:5<br>29:14, 16 30:12<br>33:18, 19 34:18<br>35:3, 5 36:4<br>38:17, 18, 22<br>39:13, 16 44:5<br>45:13 46:5, 9<br>48:5, 18 49:10,<br>23, 24 50:1, 4, 5,<br>7, 15, 17, 20, 21<br>51:8 54:9<br>55:12 57:5, 7,<br>10 58:16, 24<br>68:8 69:21<br>73:2, 8 74:22<br>76:5 78:4<br>79:14, 15, 20<br>80:1, 3, 6 81:2<br>82:20 84:14<br>85:12, 19, 22<br>86:3, 4, 8, 13<br>87:5, 8, 13, 23<br>90:12, 16, 18, 20<br>93:23 94:8<br>95:15<br><b>proposal</b> 75:19<br>76:5<br><b>proposals</b> 94:4<br><b>proposed</b> 12:6<br>13:7 14:21, 22,<br>23 15:18 17:10<br>26:3, 11 27:11,<br>24 28:10 40:13,<br>15 47:23 56:5,<br>9, 19, 20 59:21<br>61:19, 21 65:13<br>66:2 76:9, 12<br>84:12 87:14<br>90:18<br><b>proposing</b> 15:17<br><b>protect</b> 96:2<br><b>protected</b> 36:24<br>53:10 62:25<br><b>protecting</b> 47:14<br>53:10<br><b>protection</b> 53:6<br><b>provide</b> 14:10<br>18:25 23:21 | 25:2 69:3 80:8<br>93:7<br><b>provided</b> 29:10<br>32:10 36:19<br><b>providers</b> 9:6<br><b>provides</b> 16:3, 7<br><b>providing</b> 14:18<br>25:9 29:17<br>52:18<br><b>proximity</b> 12:19,<br>21 54:18<br><b>PUBLIC</b> 2:9<br>3:19, 22 4:5<br>13:23 18:7<br>25:4 32:6 37:7<br>59:2, 13 62:14<br>63:11 91:20<br>93:5 98:1<br>106:5 107:3<br><b>pull</b> 35:23<br><b>pulling</b> 21:1<br><b>purchase</b> 55:14<br>100:16<br><b>purchased</b><br>26:12, 20 27:16<br>49:23 55:11<br>62:16 73:3<br>90:16, 19<br><b>purchases</b> 26:16<br><b>purpose</b> 4:11<br>36:10 65:25<br>78:5 95:12<br><b>pursuant</b> 92:16<br>107:3<br><b>put</b> 33:16 34:2,<br>16, 20 35:12<br>45:4 49:6<br>52:19 63:8<br>69:22 70:22<br>71:2, 2, 19, 20,<br>22 72:1 78:9<br>99:25, 25 100:11<br><b>puts</b> 27:6 67:17<br><b>putting</b> 34:17<br>71:11, 18 95:8<br><br>< Q ><br><b>Quail</b> 56:8<br><b>quality</b> 6:18, 22<br>12:4 22:6<br>23:15 40:3<br>52:18 76:15<br>77:10<br><b>quarter</b> 11:8<br>90:14<br><b>question</b> 5:6<br>7:3 9:2, 25<br>11:12, 13 13:25<br>16:8 25:17<br>26:4 79:22, 23<br>103:3 |
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                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      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| <b>questions</b> 16:9<br>23:19, 20 91:7<br><b>quick</b> 61:5, 15<br>62:14<br><b>quickly</b> 62:13<br>75:4 98:8<br><b>quite</b> 49:6 53:3<br>76:14 86:22<br><br><b>&lt; R &gt;</b><br><b>R1</b> 85:10, 11<br><b>R200701226</b><br>106:5<br><b>raise</b> 19:18<br><b>Ralph</b> 37:18, 19,<br>22, 24 38:3<br><b>ramifications</b><br>77:1<br><b>ramp</b> 28:15<br><b>Ranch</b> 5:10, 12<br>11:8, 25 21:14<br>23:3 46:17<br>54:16 57:25<br>65:15 66:13<br>67:16, 17 96:14<br><b>range</b> 16:19<br>94:13<br><b>Rangers</b> 66:19<br><b>ranging</b> 9:12<br>58:14<br><b>rapid</b> 60:14<br><b>rate</b> 56:10<br><b>rated</b> 49:2<br><b>rates</b> 10:14<br><b>ratify</b> 16:16<br><b>rationale</b> 104:12<br><b>Rauch</b> 88:4<br>89:15, 15<br><b>raw</b> 55:10<br><b>reach</b> 52:12<br><b>reached</b> 10:13<br><b>reaction</b> 93:21<br><b>read</b> 31:4 38:8<br><b>readily</b> 7:20<br><b>Ready</b> 25:12<br>32:22<br><b>real</b> 26:12, 13,<br>16 36:10 67:8,<br>12, 23 82:13<br>100:19, 20<br><b>realize</b> 86:13, 24<br>89:5<br><b>really</b> 6:24 16:8<br>20:6, 8, 10, 14,<br>14 21:3, 17<br>22:12, 24 30:24<br>31:5 40:3, 7<br>52:1, 5 53:5, 8<br>63:10 66:25<br>67:4, 11 73:14<br>76:4 77:21 | 80:7 81:2 85:8<br>86:23 89:24<br>95:5, 25 97:18<br>99:3 100:17<br>101:14 102:3<br>106:1<br><b>reason</b> 47:20<br>50:14 64:17<br>82:13 88:24<br>90:21<br><b>reasonable</b><br>32:25 33:11<br>77:12 82:2<br>95:18 97:8<br><b>reasons</b> 8:2<br>42:8, 13 56:8<br><b>rebuilt</b> 39:17<br><b>receive</b> 59:13<br>85:21 101:23<br><b>received</b> 33:3<br>49:18 72:25<br>73:14, 18 74:2<br>101:13<br><b>receiving</b> 63:2<br>85:23<br><b>recharge</b> 53:9,<br>11<br><b>Reckner</b> 37:19<br><b>recognition</b> 23:5<br><b>recognize</b> 23:8,<br>11 60:18<br><b>recognized</b> 6:17<br><b>recommend</b><br>25:9 92:18<br>101:5<br><b>recommendation</b><br>25:4 35:2 36:7<br>91:8 92:6, 9<br>94:18 103:9<br>104:12<br><b>recommended</b><br>29:9 101:25<br>102:17, 23<br><b>recommending</b><br>36:2<br><b>reconsider</b> 39:3,<br>23 55:20 57:18<br>73:18 74:3<br><b>reconsidered</b><br>46:11<br><b>record</b> 32:14<br>34:17 99:20<br><b>recorded</b> 44:6,<br>13, 14 108:6<br><b>recording</b> 101:2<br><b>recreational</b><br>21:15<br><b>redesignation</b><br>89:19 | <b>reduce</b> 8:25<br>22:14, 15 41:21<br>67:13, 14<br><b>reduced</b> 58:5<br><b>reducing</b> 8:23<br>14:17 55:17<br><b>reevaluate</b> 50:6<br><b>reference</b> 41:1<br><b>referenced</b> 41:11<br><b>references</b> 40:24<br><b>reflect</b> 97:1<br><b>reflects</b> 23:15<br><b>regarded</b> 15:15<br><b>regarding</b> 4:17<br>50:11<br><b>regardless</b> 14:8,<br>9<br><b>regards</b> 6:4<br>76:7<br><b>Region</b> 25:16,<br>21 39:18<br><b>Regional</b> 3:4<br>18:5 39:9<br>43:22, 24 44:7,<br>19 45:10, 17, 20<br>50:9 86:12<br>108:5<br><b>regrade</b> 81:15<br><b>regular</b> 4:10<br>7:14 106:13, 15<br><b>regulation</b> 81:25<br><b>regulations</b> 82:4,<br>6, 10, 12<br><b>regulatory</b> 85:20,<br>24, 25 86:3, 21<br><b>Reinecker</b> 37:20<br>40:19, 20 42:22,<br>24 43:1, 4<br><b>Reinsma</b> 57:1,<br>21, 22<br><b>reiterate</b> 53:22<br><b>related</b> 4:17<br><b>relationship</b><br>20:9 76:10<br><b>released</b> 17:1<br><b>remain</b> 47:18, 24,<br>24 58:24 65:21<br>66:8 78:4<br>84:16 101:20<br>105:9<br><b>remainder</b> 50:24<br><b>remaining</b> 65:21<br><b>remains</b> 47:21<br>69:1, 19<br><b>remember</b> 6:2<br>16:23 48:22<br><b>remembers</b> 85:8<br><b>reminded</b> 6:1<br><b>removed</b> 58:23<br><b>render</b> 60:22 | <b>renewal</b> 87:4<br><b>renewed</b> 55:9<br><b>renote</b> 102:11,<br>15, 16, 20<br><b>rental</b> 26:17<br><b>repave</b> 81:14<br><b>repetitive</b> 98:12<br><b>replace</b> 61:13<br><b>Report</b> 5:2 13:5<br>16:21 18:17<br>76:4 92:1, 2<br>93:1, 8 104:11<br>107:2<br><b>REPORTER</b><br>108:1, 3<br><b>reports</b> 3:17<br>91:3<br><b>represent</b> 31:7<br>83:18<br><b>representation</b><br>29:19 85:2<br><b>representative</b><br>24:11 25:21<br><b>representatives</b><br>24:16 30:3<br>103:12<br><b>representing</b><br>18:16 25:16<br>29:10 36:12<br>51:24 57:4<br>75:15 85:5, 5<br><b>represents</b><br>75:22 77:9<br><b>request</b> 52:20<br>53:6 55:8<br>58:22 64:24, 24<br>66:8, 15 73:15<br>84:16 104:11<br><b>requested</b> 4:23<br>66:6 103:25<br><b>requesting</b><br>101:14<br><b>requests</b> 50:14<br>104:9<br><b>require</b> 38:25<br>50:22<br><b>required</b> 8:12,<br>16 52:10<br><b>requirement</b><br>61:6 98:19<br><b>requirements</b><br>22:9 45:19<br>76:21 95:6<br><b>requires</b> 8:21<br>22:12<br><b>rerun</b> 17:5<br><b>Reserve</b> 66:20<br><b>reside</b> 54:7<br><b>residence</b> 26:17<br>87:7<br><b>residences</b> 64:10 | <b>resident</b> 25:15,<br>20 39:11 66:25<br>75:5 88:8<br><b>residential</b><br>39:20 46:6, 9<br>50:12 67:18<br>83:3 84:6 87:22<br><b>residents</b> 7:23<br>9:17, 17, 17, 18<br>16:15 21:6, 20<br>22:6 23:16<br>26:3 30:1<br>46:18, 22 47:1<br>58:3 62:22<br>69:7, 8 85:21<br><b>resolution</b> 92:18<br>102:1, 24 105:11<br><b>resource</b> 23:21<br><b>resources</b> 5:24<br>12:4 15:8, 11, 12<br><b>respect</b> 41:6<br><b>respectfully</b><br>58:22<br><b>respects</b> 11:19<br>34:5<br><b>respond</b> 8:17<br>23:18 92:12<br><b>responding</b> 22:9<br><b>response</b> 22:23<br>73:19<br><b>responses</b><br>92:14 103:5<br><b>responsibility</b><br>31:18<br><b>responsive</b><br>15:13<br><b>rest</b> 19:8 22:21<br>24:2<br><b>restaurants</b> 83:9<br>87:21 88:22<br><b>restricting</b> 54:21<br><b>restrictions</b> 66:9<br><b>restrictive</b> 54:22<br><b>resulting</b> 22:16<br>51:4<br><b>retail</b> 83:10, 12<br>87:21 88:23<br>89:17<br><b>retailers</b> 9:7<br><b>retain</b> 65:18<br><b>retaining</b> 28:25<br><b>retains</b> 66:18<br><b>retire</b> 81:3<br><b>Retirement</b><br>26:10 28:7 81:1<br><b>return</b> 4:23<br>15:23 50:7<br>92:13 100:15<br>102:1, 20 106:8,<br>9 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p> <b>returning</b> 102:23<br/> 105:11<br/> <b>revenues</b> 51:12<br/> <b>review</b> 17:19<br/> 24:24 44:3<br/> 59:1 91:25<br/> 97:22<br/> <b>reviewed</b> 26:1<br/> <b>revised</b> 4:24<br/> 74:25<br/> <b>revision</b> 41:4<br/> <b>revisions</b> 18:21<br/> 19:1, 3, 7<br/> <b>REW</b> 2:4 3:13,<br/> 24 100:7<br/> 106:18, 22<br/> <b>rezone</b> 39:19<br/> 43:4, 7 46:6, 7<br/> <b>rezoning</b> 43:2<br/> <b>rich</b> 5:13<br/> <b>Richard</b> 51:21<br/> <b>Richter</b> 62:2<br/> <b>ridge</b> 54:19<br/> <b>Ridgeline</b> 15:19,<br/> 19<br/> <b>ridgelines</b> 15:20,<br/> 21 27:2<br/> <b>ridges</b> 38:23<br/> <b>ridiculously</b><br/> 71:24 75:19<br/> <b>right</b> 4:1 5:21<br/> 6:16 13:4<br/> 19:19 28:4<br/> 35:16 38:8<br/> 39:25 40:12, 13<br/> 44:25 45:5, 14,<br/> 14 46:3 47:7<br/> 49:7 54:11, 16<br/> 64:1 68:18<br/> 69:2 76:12, 24<br/> 78:3 81:13<br/> 84:23 85:22<br/> 92:22 99:1<br/> 101:18 102:6, 17<br/> <b>rightfully</b> 33:5<br/> <b>rights</b> 33:7<br/> 36:23 96:21<br/> <b>river</b> 62:25<br/> 67:18<br/> <b>Riverview</b> 46:16<br/> <b>RL1</b> 57:13<br/> <b>RL10</b> 14:8 26:24<br/> <b>RL2</b> 54:10, 14,<br/> 23 73:18 74:20,<br/> 23 75:1 81:6<br/> 83:6, 8, 11, 14<br/> 87:17, 19 88:16,<br/> 22<br/> <b>RL20</b> 87:6<br/> <b>RL5</b> 14:7 27:25<br/> 45:15 54:10, 21 </p> | <p> 57:10 73:3<br/> 74:18, 24 80:15<br/> 81:3<br/> <b>road</b> 15:10<br/> 28:12, 14, 23<br/> 29:1, 6 38:5, 15,<br/> 16 40:20 44:24<br/> 46:16 48:7<br/> 54:7 55:5 56:3,<br/> 8, 11, 16, 17, 20<br/> 57:6, 23 59:6<br/> 60:2 66:17<br/> 68:7, 9, 9, 19, 22,<br/> 23, 24 69:2, 10,<br/> 19 71:25 72:21<br/> 74:11 80:22<br/> 81:10, 20 82:21,<br/> 21, 25 83:23, 25<br/> 87:13 88:1, 7<br/> 89:9, 16 90:2, 3,<br/> 3, 5, 13<br/> <b>roads</b> 60:4<br/> 68:21 70:3<br/> 71:2, 2, 23, 24<br/> 72:4 89:12 95:4<br/> <b>roadway</b> 15:3<br/> <b>roadways</b> 12:20<br/> 16:5 17:22<br/> <b>Robb</b> 51:21<br/> <b>Robert</b> 25:14<br/> 65:10, 10 68:6<br/> <b>Rock</b> 85:5<br/> <b>Rogers</b> 88:4<br/> <b>role</b> 5:15 9:10<br/> <b>rolls</b> 103:2<br/> <b>Romero</b> 74:14<br/> 83:2 88:15<br/> <b>room</b> 12:8<br/> 24:20 41:24<br/> 73:5, 17 77:21<br/> 97:24 98:14, 17,<br/> 18 99:23<br/> 106:13, 17<br/> <b>Rosalind</b> 99:16<br/> <b>ROSE</b> 2:8<br/> <b>Rosie</b> 46:1 48:6<br/> <b>Rotary</b> 43:16<br/> <b>routes</b> 14:22<br/> <b>ruin</b> 27:11<br/> <b>ruining</b> 78:25<br/> <b>rules</b> 97:14<br/> <b>run</b> 23:11 39:25<br/> 99:25<br/> <b>running</b> 67:24<br/> <b>runoff</b> 40:10, 11,<br/> 14<br/> <b>rural</b> 6:12<br/> 10:17 11:3, 23<br/> 13:9, 14, 19<br/> 14:6, 12 45:11<br/> 47:12, 16, 22, 24 </p> | <p> 57:25 65:18<br/> 66:1, 17 69:8<br/> 70:3 72:4, 23<br/> 78:4 83:1, 2<br/> 87:17, 22, 24<br/> 88:15, 23 89:1,<br/> 11, 23 94:20, 25<br/> <b>Russia</b> 63:14<br/> <b>RV</b> 85:5, 6, 15<br/> <br/> &lt; S &gt;<br/> <b>sac</b> 38:16<br/> <b>sacrificing</b> 55:21<br/> <b>Sadiq</b> 54:4 55:1,<br/> 3<br/> <b>Safety</b> 11:16<br/> 15:24 56:18, 20<br/> 61:24<br/> <b>sake</b> 56:19<br/> <b>sales</b> 83:10<br/> <b>salute</b> 3:8<br/> <b>saluting</b> 3:9<br/> <b>salvo</b> 59:15<br/> <b>San</b> 5:10 22:3<br/> 46:16, 18, 21, 22<br/> 47:14, 17 57:23<br/> 58:11 59:23, 24<br/> 60:1, 3 65:15<br/> 66:13, 16 69:10<br/> <b>Sand</b> 54:7<br/> <b>Santa</b> 3:22 4:6,<br/> 15 5:6, 13, 15,<br/> 23 6:1, 6, 6, 9,<br/> 17, 21 7:1, 7, 9,<br/> 16, 17 8:11<br/> 9:12, 13, 16, 19<br/> 10:2, 6, 24<br/> 11:14 14:21<br/> 15:18, 22 17:10,<br/> 25 19:11, 24<br/> 20:2, 16 21:10,<br/> 18 22:19 23:17<br/> 27:17 29:15<br/> 30:4 32:8<br/> 33:14 34:9<br/> 39:12 46:16, 20<br/> 48:10 49:17<br/> 51:15, 24 58:4<br/> 59:7, 9 60:9<br/> 61:4 64:18<br/> 65:16 66:5, 25<br/> 67:20 69:10, 15<br/> 71:10, 23 76:4<br/> 77:10, 13 79:18<br/> 83:18 90:12<br/> 94:19 98:22<br/> 100:13 103:11<br/> <b>Saugus</b> 6:10<br/> <b>savings</b> 51:4<br/> <b>saw</b> 63:14 </p> | <p> <b>saying</b> 42:7, 7<br/> 72:6 73:14<br/> 74:2 89:22<br/> 93:22 95:8 97:4<br/> <b>says</b> 44:7, 22<br/> 45:11 49:2<br/> 72:13 89:10, 19,<br/> 24 96:3<br/> <b>SB</b> 8:21 12:25<br/> 22:10, 10, 11, 23<br/> <b>SCAG</b> 22:22<br/> 52:5, 10<br/> <b>Scale</b> 62:2<br/> <b>scenario</b> 11:1<br/> 16:25<br/> <b>scene</b> 35:3<br/> <b>scenic</b> 15:11<br/> <b>schedule</b> 65:4<br/> 105:5, 9<br/> <b>scheduled</b><br/> 101:10, 24<br/> 104:19<br/> <b>scheme</b> 14:10<br/> <b>school</b> 9:7<br/> 16:14 25:7<br/> 30:18 43:18<br/> 50:16 56:18, 21<br/> 83:21, 22 84:4, 6<br/> <b>schools</b> 95:5<br/> <b>Schultz</b> 65:9<br/> 66:24, 24<br/> <b>science</b> 41:4<br/> <b>Sciences</b> 18:16<br/> 92:11<br/> <b>Scorza</b> 75:13<br/> <b>screen</b> 5:17<br/> 11:18 12:12<br/> 17:13<br/> <b>Secant</b> 50:9<br/> <b>Second</b> 3:13<br/> 21:9 38:14, 19<br/> 55:9 59:21<br/> 73:8, 23 104:4<br/> 106:18<br/> <b>secondary</b><br/> 28:11, 21 50:10<br/> 56:6, 22 68:22<br/> 69:1, 19 75:5, 8<br/> <b>seconds</b> 24:18<br/> 37:1 54:19<br/> <b>Section</b> 3:21<br/> 4:5 37:25 38:4<br/> 39:15 56:7, 19<br/> <b>sections</b> 15:1, 2<br/> 52:21<br/> <b>see</b> 5:8, 17, 21<br/> 6:11 7:12, 17<br/> 10:25 11:17<br/> 13:20 14:4, 6<br/> 15:20 17:10<br/> 20:21 46:7 </p> | <p> 51:14 52:13<br/> 61:20 67:11<br/> 69:18 70:2, 5,<br/> 24 71:8 72:8,<br/> 10, 16 99:6<br/> 105:8<br/> <b>Seeing</b> 107:4<br/> <b>seen</b> 15:9 58:10<br/> <b>sees</b> 86:12<br/> <b>seismic</b> 12:19<br/> 15:25<br/> <b>Seitz</b> 19:5<br/> <b>selected</b> 103:18<br/> <b>self</b> 38:22<br/> <b>sell</b> 27:9 63:6<br/> 81:2<br/> <b>Senate</b> 41:10<br/> <b>send</b> 99:13<br/> <b>sense</b> 20:20<br/> 21:5, 5 28:6<br/> 35:23 36:5, 7<br/> 40:2, 15<br/> <b>sensitive</b> 50:23<br/> <b>sent</b> 28:9, 11<br/> 31:10, 19 73:13<br/> 76:5 97:25<br/> 99:14, 14, 15, 16,<br/> 16<br/> <b>sentiments</b><br/> 59:17<br/> <b>separate</b> 21:18<br/> 74:15<br/> <b>September</b> 19:4,<br/> 5, 5, 6 91:14<br/> <b>septic</b> 45:10<br/> <b>series</b> 16:16, 23<br/> 17:3<br/> <b>serious</b> 42:17<br/> 80:17 85:7<br/> 96:7, 8<br/> <b>seriously</b> 89:7,<br/> 22<br/> <b>seriousness</b><br/> 36:4<br/> <b>serve</b> 9:9<br/> <b>Service</b> 9:6<br/> <b>services</b> 7:25<br/> 12:21 83:10<br/> 87:21 94:23<br/> <b>set</b> 33:7 40:24<br/> 70:16 93:10<br/> 94:17 101:15,<br/> 19 102:14<br/> 108:11<br/> <b>setting</b> 93:9<br/> <b>settle</b> 82:14<br/> <b>seven</b> 29:24<br/> 62:1, 3<br/> <b>severely</b> 56:7<br/> <b>sewer</b> 45:5<br/> <b>Shangri</b> 71:25 </p> |
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| <b>share</b> 7:25<br>76:17<br><b>Shaw</b> 75:13<br>77:18, 18<br><b>sheriff's</b> 9:8<br>81:20<br><b>Sherry</b> 65:9, 14<br>70:10 72:20<br><b>shoot</b> 30:12<br><b>short</b> 9:23 61:7<br><b>shortly</b> 31:20<br>67:11 86:19<br>104:24<br><b>shots</b> 59:10<br><b>show</b> 61:10<br>84:15<br><b>showed</b> 30:18<br><b>showing</b> 14:22<br><b>shown</b> 58:16<br><b>shows</b> 42:12<br><b>shut</b> 75:7<br><b>shutdown</b> 28:16<br><b>side</b> 11:18 34:1<br>43:20 52:23<br>57:13 76:13<br>84:13, 14 103:16<br><b>sides</b> 68:9<br><b>Sierra</b> 40:11<br>45:13 49:1, 23<br>50:25 51:3<br>63:24 64:2, 9<br>83:24 84:13, 13<br><b>sign</b> 74:7<br><b>Signal</b> 17:5<br><b>signed</b> 24:8<br>73:12, 12 74:5<br>101:22<br><b>significant</b><br>12:18 15:16<br>22:24 23:15<br>52:16<br><b>Significantly</b><br>11:7 20:17<br><b>Silver</b> 64:12<br><b>similar</b> 12:24<br>27:13 38:6 82:8<br><b>simplify</b> 26:5, 6<br><b>single</b> 29:21<br><b>sings</b> 93:13<br><b>sir</b> 42:20 45:22<br>54:5, 25 56:4<br>61:14 90:10<br><b>sister</b> 68:8, 18<br><b>sit</b> 43:16 54:11<br>71:8<br><b>site</b> 45:9 83:24<br><b>sites</b> 38:25<br>83:22, 22 84:5<br><b>situation</b> 8:5<br>41:21 60:8 | <b>six</b> 30:16, 22<br>31:9 90:20<br><b>size</b> 15:17<br><b>sizes</b> 47:5, 11<br>58:14<br><b>skies</b> 12:14<br><b>slide</b> 9:1<br><b>slightly</b> 13:15<br><b>Sloan</b> 29:6 56:3,<br>11, 16, 17, 22<br>57:6 80:22, 25<br>81:9 82:20, 21,<br>25 83:2 87:13,<br>25 88:7, 15<br>89:9, 16 90:2, 3<br>98:12<br><b>slope</b> 13:21<br>14:8, 9 44:12<br>73:19, 24<br><b>sloped</b> 71:24<br><b>slopes</b> 12:17<br><b>sloping</b> 38:23<br><b>slowly</b> 100:25<br><b>small</b> 38:22<br>46:5, 17 48:5,<br>25 58:6 62:20,<br>21 78:3, 13<br>90:4 96:2<br><b>smaller</b> 82:25<br>88:1 89:9<br><b>Smiser</b> 76:5<br><b>Smisko</b> 18:11<br><b>snow</b> 28:16<br>75:7<br><b>snuck</b> 64:6, 8<br><b>solar</b> 60:25<br><b>Soledad</b> 55:5<br>59:6 62:13<br>84:23<br><b>solving</b> 75:25<br><b>somebody</b><br>95:14 97:3, 15<br><b>somebody's</b><br>94:14<br><b>somewhat</b> 6:15<br>22:21 95:18<br><b>Song</b> 84:20<br>85:6, 14 86:5, 9<br><b>sorry</b> 24:4 25:6<br>38:3 42:22<br>63:12, 17 92:24<br>102:8 103:11<br>106:14<br><b>sort</b> 16:24<br>33:17 35:10, 12<br>36:24 53:15<br>93:13, 17 94:12<br>95:12, 17 96:5<br>97:9, 14 100:1<br>103:16, 20 | 105:14<br><b>sorts</b> 14:1<br><b>sound</b> 100:1<br><b>source</b> 68:2<br><b>south</b> 21:13<br>28:13 59:24<br>60:10 61:4<br>74:23 84:14<br><b>Southern</b> 8:8<br>62:3<br><b>Space</b> 11:16<br>15:6, 16 21:14<br>27:18, 20 50:24<br>68:1<br><b>spaces</b> 71:9, 12<br><b>sparsely</b> 50:18<br><b>speak</b> 24:5, 20<br>36:15, 15 39:10,<br>12 48:4 57:16<br>65:4 67:1, 4<br>75:4 85:22<br>91:19, 21 96:7<br>100:24<br><b>speaker</b> 24:17<br>91:10 103:12<br><b>speakers</b> 29:10,<br>11 91:1 97:25<br>103:11<br><b>speaker's</b> 19:15<br><b>speaking</b> 19:17<br>24:11 25:19<br>30:8 39:13<br>54:15 86:19<br><b>specific</b> 8:20<br>11:8, 25 33:4<br>34:13 53:23, 25<br>59:19 79:18<br>91:25 92:1<br><b>specifically</b><br>77:24 90:1, 17<br><b>speed</b> 97:22<br><b>spell</b> 26:24<br><b>spend</b> 63:5<br><b>spent</b> 30:21<br>44:22 48:16<br>82:23<br><b>spikes</b> 5:14<br><b>split</b> 25:25<br>27:23 30:22<br>71:1, 3 73:8<br>81:2<br><b>splits</b> 79:10<br><b>spoke</b> 29:9<br>41:5 86:15<br>99:11<br><b>spoken</b> 29:12<br>101:23<br><b>spokesperson</b><br>29:21, 21<br><b>SPORTS</b> 1:9<br><b>spot</b> 80:16 | <b>Sprinkle</b> 57:1, 3,<br>4, 4<br><b>sprawl</b> 8:25<br>41:14<br><b>spring</b> 17:6<br><b>square</b> 72:14<br>74:17, 21 78:14<br><b>STAFF</b> 2:10<br>4:23, 23 12:12<br>13:5 17:13<br>18:5, 6, 10, 23,<br>24, 25 19:7<br>20:4, 4, 11<br>23:13, 20, 22<br>33:12 36:8<br>39:10 43:23<br>50:8, 10 79:11<br>92:13 99:2, 18<br>103:23 104:1,<br>11, 13 105:11<br>106:8<br><b>staffs</b> 34:12<br><b>stake</b> 9:11<br><b>stakeholders</b><br>16:19 17:9<br><b>stand</b> 3:8 19:18<br>43:14<br><b>Standard</b> 58:12,<br>25 71:6 80:11<br><b>Standards</b> 57:24<br>66:18 75:2<br>88:10<br><b>standing</b> 4:2<br><b>standpoint</b> 35:25<br><b>start</b> 3:5, 7<br>19:25 20:2<br>29:1 52:2<br>72:11 75:18<br><b>started</b> 42:3, 14<br>70:25<br><b>starting</b> 95:12<br><b>State</b> 8:16 9:1<br>15:13 22:12<br>36:22, 23 42:2<br>55:10 82:5<br>95:24 96:3, 5<br><b>stated</b> 41:14<br>73:19 88:14<br><b>statement</b> 16:17<br>80:11<br><b>states</b> 83:7<br>88:24<br><b>stations</b> 12:22<br><b>statistics</b> 10:2<br><b>stay</b> 57:17 81:4<br><b>step</b> 15:5 22:21<br>36:22, 23<br><b>stepped</b> 95:16<br><b>Stetson</b> 54:16<br><b>STEVE</b> 2:9 18:7 | <b>Steven</b> 88:3<br><b>Stevenson</b> 65:14<br><b>stock</b> 100:16, 17<br><b>Stolarik</b> 65:10,<br>12, 14<br><b>Stolica</b> 65:9<br><b>Stone</b> 66:4<br><b>stop</b> 36:21<br><b>stores</b> 83:9<br>87:20, 21 89:23<br><b>story</b> 7:17<br>62:15 64:6<br><b>straight</b> 72:3<br><b>strategic</b> 83:21<br>84:4, 17<br><b>strategies</b> 8:22<br><b>Street</b> 49:17<br>50:17 54:16<br>56:6 64:2 78:1<br>82:25 88:1 89:9<br><b>streets</b> 60:1<br><b>stress</b> 82:11<br><b>strictly</b> 64:9<br><b>strikes</b> 5:14<br><b>strip</b> 87:24<br><b>strong</b> 21:5, 5<br>40:2 99:10<br><b>stronger</b> 61:23<br>101:18<br><b>strongly</b> 60:10<br>61:9 88:14<br>90:22<br><b>Studies</b> 3:21<br>4:5<br><b>study</b> 18:6, 18,<br>19<br><b>stuff</b> 49:13<br>63:19 98:12<br><b>sub</b> 16:9<br><b>subdivide</b> 74:16<br><b>submit</b> 41:7<br>44:3 45:18, 18,<br>18 84:18 91:18<br><b>submitted</b> 40:21<br>50:10 93:25<br><b>substantial</b><br>10:25 51:4<br><b>substantially</b><br>52:13, 16<br><b>subtracting</b><br>96:20<br><b>suburban</b> 6:13<br>11:23<br><b>success</b> 76:3<br><b>successful</b> 58:4<br><b>suddenly</b> 96:18<br>99:24<br><b>sufficient</b> 32:24<br>102:11, 25 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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| <p><b>suggest</b> 24:22<br/>55:19 101:16<br/>103:19 104:20<br/><b>suggestion</b><br/>59:19 97:15<br/>101:18 103:24<br/><b>suggestions</b><br/>76:8<br/><b>suitability</b> 12:11,<br/>17<br/><b>suitable</b> 13:1<br/><b>sum</b> 42:20, 20,<br/>23, 24 43:1<br/><b>summarize</b> 5:3<br/><b>Sunrise</b> 38:16<br/><b>super</b> 47:9<br/><b>Supervisor</b><br/>40:22 66:6<br/>79:12 99:17<br/><b>SUPERVISORIAL</b><br/>2:3, 4, 5<br/><b>Supervisors</b><br/>17:19 33:2<br/>34:8 44:18<br/>46:25 47:19, 21<br/>53:16 65:1, 22<br/>91:23 92:5, 19,<br/>20 97:6 102:1,<br/>24 105:12<br/><b>supplies</b> 77:7<br/><b>supply</b> 23:11<br/>53:12, 12<br/><b>supplying</b> 52:17<br/><b>support</b> 23:22<br/>28:11, 21 35:18<br/>36:6 37:6, 8<br/>39:21 79:21<br/>80:5 81:10<br/>83:14 87:23<br/><b>supportive</b> 83:8<br/>87:19<br/><b>supports</b> 39:18<br/><b>suppose</b> 97:7<br/><b>sure</b> 32:17, 23<br/>37:3, 12 85:20<br/>99:7, 10 100:12<br/><b>surface</b> 60:1<br/><b>surfaces</b> 99:24<br/><b>surprises</b> 28:25<br/><b>surrounded</b> 7:18<br/><b>surrounding</b><br/>27:14 30:7<br/>47:13, 17 69:21<br/>76:20 77:2<br/><b>surrounds</b> 21:23<br/><b>surveys</b> 16:14<br/><b>Susan</b> 18:15<br/>88:4 89:15<br/><b>Susie</b> 38:2<br/><b>suspect</b> 32:7, 23</p> | <p><b>Swanson</b> 88:4<br/><b>sworn</b> 19:19, 20<br/><b>Sylmar</b> 6:3<br/><b>sync</b> 20:16<br/><b>System</b> 39:14,<br/>16 48:16 61:7<br/><b>systems</b> 45:10<br/><br/>&lt; T &gt;<br/><b>table</b> 19:15<br/><b>take</b> 4:18 10:14<br/>22:12, 24 33:21<br/>38:1 40:3 49:9<br/>51:16 55:23<br/>61:18 68:2<br/>70:7 71:3<br/>80:17 89:25<br/>94:6 97:21<br/>101:14, 19<br/>102:15 103:21<br/><b>taken</b> 34:7, 9<br/>36:3 57:9, 9<br/>73:24 78:8, 15<br/>94:2 97:2, 3<br/><b>takes</b> 67:17<br/><b>talk</b> 4:11 30:14<br/>31:7 41:2<br/>70:16 80:4<br/><b>talked</b> 41:5<br/>44:21 73:9, 10<br/><b>talking</b> 43:2<br/>46:19 65:5<br/><b>tapes</b> 99:7<br/>101:1<br/><b>Tapia</b> 26:23<br/>40:20 66:13<br/>81:20<br/><b>target</b> 35:11<br/><b>tax</b> 51:12 67:24<br/><b>taxpayers</b> 45:6<br/>51:5 52:9<br/><b>teams</b> 18:13<br/><b>Tebow</b> 18:15<br/><b>technical</b> 16:21<br/>19:3, 7<br/><b>technically</b> 53:19<br/><b>technology</b><br/>51:11<br/><b>tell</b> 12:15 30:24<br/>37:10 44:16<br/>62:15 75:17<br/>77:19 86:21<br/><b>tells</b> 7:17 51:8<br/><b>temperature</b> 42:9<br/><b>ten</b> 14:8 27:7<br/>32:3 38:19, 20<br/>45:1, 1, 14<br/>72:21 74:13<br/>80:24 81:21<br/>87:13<br/><b>tend</b> 94:24</p> | <p><b>tentative</b> 49:25<br/>56:14<br/><b>term</b> 23:10<br/>26:15 32:5<br/><b>terms</b> 4:25<br/>23:13 29:19, 20<br/>34:14 59:16<br/>94:9 95:21, 21<br/>97:13, 15 98:1,<br/>7 101:9 104:9<br/>105:4, 6<br/><b>terrible</b> 69:3<br/><b>terrific</b> 99:3<br/><b>terrorism</b> 16:1<br/><b>Tesoro</b> 28:22<br/>46:23 47:23<br/>58:3, 9, 23<br/>65:19 75:9<br/><b>testify</b> 37:15<br/>93:3 96:25<br/>104:5 106:2<br/><b>testimonies</b> 47:1<br/><b>testimony</b> 18:23<br/>23:25 32:20, 21<br/>36:18, 20 61:1<br/>92:16 97:18<br/><b>Testing</b> 63:22<br/><b>Texas</b> 90:13, 20<br/><b>thank</b> 4:9 19:16,<br/>21 23:24 25:12,<br/>18 29:3, 4<br/>37:13, 14 39:8,<br/>10 40:17, 18<br/>43:9, 11 45:24<br/>46:12, 13 47:24<br/>48:1, 3, 9, 13, 14,<br/>18, 20 49:14, 15<br/>51:19, 20 54:1,<br/>2, 23, 24 55:24,<br/>25 56:1, 2, 24,<br/>25 57:19, 20, 21<br/>59:3, 4, 7, 12<br/>61:15 62:4, 7, 9<br/>63:19, 20 64:21,<br/>22, 23, 23, 23, 25<br/>65:8, 12 66:22,<br/>23 68:4, 5 70:8,<br/>9 72:18, 19<br/>74:8, 9, 10<br/>75:11, 12 77:16,<br/>17 79:3, 4<br/>80:19, 20 81:17,<br/>18 82:16, 17<br/>83:15, 16 84:18,<br/>19 87:9, 10, 11<br/>88:1, 2, 6 89:13,<br/>14 90:8, 9, 24,<br/>25 99:5 101:2, 4<br/><b>Thanksgiving</b><br/>104:23 105:23<br/><b>theirs</b> 27:10, 11</p> | <p><b>theme</b> 11:21<br/>21:9 23:1<br/><b>themes</b> 20:24<br/><b>thick</b> 42:1<br/><b>thing</b> 26:1, 2<br/>27:14 31:17<br/>40:10 42:17<br/>55:10 71:15<br/>72:2 79:17<br/>80:10 81:23<br/>82:3<br/><b>things</b> 35:13<br/>40:16 41:7<br/>67:11 85:12<br/>100:21<br/><b>think</b> 20:6, 16,<br/>20, 21 21:16, 19,<br/>19 22:5, 18, 19,<br/>23 23:12, 22<br/>25:1 26:21<br/>27:17 30:3<br/>33:5, 21 34:4,<br/>16 37:16 41:24<br/>43:9 46:11<br/>49:6 52:15<br/>53:25 54:13, 21<br/>57:14, 17 60:18<br/>68:16 71:15<br/>73:11 79:23<br/>80:7, 15, 16<br/>93:16, 21 94:7<br/>96:15, 21 97:1,<br/>8, 11, 19, 24<br/>98:3, 10, 13<br/>99:18, 23 102:2<br/>103:4, 5, 17<br/>104:9, 10<br/><b>third</b> 59:21<br/>106:7<br/><b>Thirteen</b> 27:3<br/><b>Thomas</b> 63:25<br/><b>THOMPSEN</b><br/>54:6, 7<br/><b>Thompson</b> 51:22<br/><b>thousand</b> 51:7<br/><b>threatening</b><br/>28:20<br/><b>three</b> 24:17<br/>25:4 30:2, 9<br/>31:1 32:1, 4<br/>37:16 41:2<br/>44:6, 22, 25<br/>45:10 51:8<br/>54:14 61:25<br/>75:3 80:23<br/>84:5 93:20 98:2<br/><b>thrown</b> 89:20<br/><b>tied</b> 14:15<br/><b>Tim</b> 62:10<br/><b>time</b> 4:10 6:1<br/>9:25 10:7</p> | <p>17:15 26:8<br/>28:23, 24 29:17,<br/>18 30:4 31:3<br/>33:12 34:24<br/>36:13, 15 40:17<br/>43:21 46:14<br/>47:9, 21 48:15<br/>52:1, 24 55:10<br/>59:8 64:7 72:9<br/>76:25 81:17<br/>86:22 89:25<br/>91:22 100:1<br/>104:16 105:4, 6,<br/>8, 10<br/><b>times</b> 26:11<br/>40:7 70:1<br/><b>timing</b> 34:4<br/><b>today</b> 6:6, 7<br/>10:3 21:21<br/>47:22 60:20<br/>88:6 92:16<br/>104:10<br/><b>toilets</b> 45:4<br/><b>told</b> 26:5 44:18<br/>74:20 85:11, 13<br/><b>Tomorrow</b> 31:12<br/><b>tone</b> 98:8<br/><b>tonight</b> 4:8, 19,<br/>20, 25 7:1 18:7,<br/>14, 16 19:9, 17<br/>24:11 25:19, 20<br/>30:14 31:12<br/>41:2, 9 75:15<br/>79:24 83:18<br/>101:23 102:10<br/>103:6<br/><b>tonight's</b> 4:12<br/>5:4 31:21<br/><b>tool</b> 17:7<br/><b>top</b> 44:25 61:20<br/>97:16<br/><b>Topanga</b> 60:6<br/><b>topic</b> 32:7<br/><b>topics</b> 11:17<br/>15:9, 11<br/><b>topography</b><br/>38:24<br/><b>toss</b> 89:25<br/><b>total</b> 63:13<br/><b>totally</b> 57:14<br/><b>touch</b> 48:15<br/><b>Town</b> 6:16 9:9<br/>13:3, 3 23:5<br/>24:2, 6, 15, 16,<br/>21, 23, 24 25:1,<br/>1, 3, 5, 10, 15, 20<br/>29:11, 20, 22<br/>30:5, 7, 13, 14,<br/>15, 21, 24 31:6,<br/>7, 23 32:23<br/>33:24 34:21</p> |
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| 35:1 37:4, 5<br>40:6 43:20<br>45:5 46:8<br>51:25 75:1, 2<br>79:12 84:24<br>85:2 103:13, 14<br>104:8<br><b>tract</b> 50:19<br>54:15 58:5<br>65:19<br><b>tracts</b> 68:12<br><b>traffic</b> 18:18<br>23:12 40:5, 9<br>59:19 60:4<br>67:9, 10 69:14<br>75:7 76:18<br>77:5 87:24<br><b>Trail</b> 66:4, 20<br><b>Trails</b> 9:12<br>14:16 65:16, 17<br>66:5, 6, 21<br><b>transcribed</b><br>108:6<br><b>transcript</b><br>100:24 101:1<br><b>transit</b> 13:1<br><b>transportation</b><br>5:15 41:15<br>60:14 80:2<br>96:8, 9<br><b>trapped</b> 69:25<br><b>travel</b> 14:17<br>22:2<br><b>traveled</b> 8:24<br><b>travelers</b> 28:19<br><b>traveling</b> 69:16<br><b>treated</b> 34:19<br><b>treatment</b> 35:17<br>45:6 96:23<br>97:12<br><b>trees</b> 86:11, 11<br>94:17<br><b>tremendous</b> 8:4<br>76:3<br><b>tremendously</b><br>80:13<br><b>tried</b> 21:1 48:15<br>62:16<br><b>trillions</b> 82:5<br><b>triple</b> 15:17<br><b>trouble</b> 59:8<br>67:12<br><b>truckers</b> 28:18<br><b>true</b> 42:4 78:2<br><b>truly</b> 65:6, 6<br><b>trust</b> 63:11<br><b>truth</b> 13:22<br><b>try</b> 4:1 21:3<br>24:19 42:8<br>53:7 70:24<br>106:2 | <b>trying</b> 30:23<br>31:13 33:21<br>43:21 63:16<br>95:20 96:1<br>99:3 104:11<br><b>Twenty</b> 106:7<br><b>two</b> 13:20<br>15:15 16:9<br>19:5 25:23, 23<br>28:1, 2, 2 36:1<br>38:6, 19 40:22<br>42:1 43:22<br>48:2 50:25<br>54:3, 12 57:12,<br>12 58:17 60:4<br>61:3, 15 64:6<br>65:22 66:5<br>68:12 69:1<br>70:14 71:4, 5,<br>17, 18 73:13<br>74:16, 17 79:19<br>80:24 83:22<br>84:5, 23 90:12<br>95:9, 10 97:19<br>98:6 103:12, 20<br>105:20<br><b>type</b> 78:5 96:23<br>97:12 99:12<br><b>typewriting</b><br>108:7<br><b>Typically</b> 10:9<br><br><b>&lt; U &gt;</b><br><b>ultimate</b> 10:13<br>14:23 60:9<br>94:18<br><b>unacceptable</b><br>76:6<br><b>unanimous</b><br>65:23<br><b>unbuilt</b> 58:8<br><b>uncomfortable</b><br>102:21<br><b>understand</b><br>20:21, 22 30:25<br>31:3, 21 36:25<br>37:3 53:4<br>63:18 68:23<br>89:18<br><b>understanding</b><br>14:11 19:10<br>97:12<br><b>understood</b><br>52:21<br><b>undertaken</b><br>20:12, 19 23:9<br><b>undeveloped</b><br>26:17<br><b>unfair</b> 57:14<br><b>unimproved</b><br>56:19 | <b>unincorporated</b><br>5:9 6:8 7:9, 19,<br>24 9:10 22:20<br>48:7<br><b>unique</b> 7:18<br>10:11 11:22<br>70:5<br><b>unit</b> 13:19 14:7,<br>8 38:18, 20, 21<br>39:1<br><b>units</b> 10:4, 20<br>11:5, 6, 10<br>13:23 27:3<br>39:4, 18, 21<br>45:12, 12, 14<br>55:17, 17 58:13,<br>18, 20, 24 64:6<br>96:13<br><b>unlimited</b> 43:24<br>45:19<br><b>unsuccessful</b><br>62:17<br><b>Update</b> 3:22<br>4:6 7:11, 14<br>8:6 9:3, 24<br>11:13<br><b>updated</b> 7:10<br>8:3 10:8, 9<br><b>updating</b> 7:4<br><b>upfront</b> 29:17<br><b>upgrading</b> 33:19<br><b>upheld</b> 65:22<br><b>upper</b> 47:8<br><b>urban</b> 6:15<br>11:23 12:21<br>41:14 45:11<br><b>urge</b> 60:11 61:9<br><b>URICH</b> 56:1, 5<br><b>Urlick</b> 54:4<br><b>use</b> 8:22 11:15,<br>20, 20 12:6, 6, 8,<br>10, 16, 23 13:4,<br>5 14:3, 15<br>16:25 26:3, 5,<br>12, 13, 20, 23<br>27:1, 11 28:4, 6,<br>10, 25 44:8, 21<br>50:11 60:14<br>65:13, 20 66:2<br>69:9, 11 74:15,<br>20 83:11 84:8<br>87:15 88:25<br>90:17, 22 92:3<br><b>uses</b> 12:15<br>16:5 66:3, 10,<br>10, 12, 19 83:4,<br>5, 9, 12, 13<br>87:17, 20, 20<br>88:20, 20 89:1,<br>18 | <b>usually</b> 6:1<br><b>utilized</b> 69:2<br><br><b>&lt; V &gt;</b><br><b>vacant</b> 11:3<br>49:21<br><b>vacuum</b> 74:1<br><b>Val</b> 5:10<br><b>Valencia</b> 5:20,<br>22 6:10, 16 13:3<br><b>Valle</b> 46:23<br>58:3, 9, 23 65:19<br><b>Valley</b> 3:22, 23<br>4:6, 7, 14 5:7,<br>13, 16 6:2, 4, 4,<br>6, 7, 7, 17, 22, 22<br>7:2, 6, 7, 19<br>8:11, 11 9:12,<br>13, 16, 20, 21, 23<br>10:3, 7, 12, 12,<br>17, 19, 24 11:2,<br>14, 21, 22 14:14,<br>22 15:8, 18, 22<br>16:15, 16 17:3,<br>10 20:16 21:2,<br>7, 11, 18, 23<br>22:1, 3, 7, 19, 20<br>23:6, 17 29:15<br>31:25 33:22, 25<br>34:1 35:7<br>38:23 39:12<br>49:19 50:3, 6<br>51:3, 16 52:19,<br>21 53:13 54:8<br>55:20 56:8<br>58:4, 10, 17<br>59:9, 23, 24<br>60:9 61:4 67:1,<br>8, 22 69:9, 10,<br>11, 12, 13, 14, 15<br>76:7 77:11<br>83:7 93:18<br>96:8, 9 103:15<br><b>valuable</b> 9:10<br><b>value</b> 20:22<br>21:21 27:6<br>43:5 50:5<br>55:18 61:9<br><b>Van</b> 64:14<br><b>varied</b> 66:18<br><b>various</b> 14:6<br>29:11<br><b>vary</b> 38:24<br><b>Vasquez</b> 38:5,<br>15 40:1, 11<br>68:9, 20, 25<br>69:2, 8, 11, 18<br>70:14 83:22, 25<br><b>Vegas</b> 100:11 | <b>vehicle</b> 8:23<br>14:17 22:14<br>28:19 60:17<br><b>vehicles</b> 60:21,<br>21, 24<br><b>Venta</b> 79:8<br><b>verbally</b> 99:11<br><b>Verde</b> 5:10<br><b>Vernon</b> 57:1, 3<br><b>versus</b> 95:20<br>102:22 104:18<br><b>vet</b> 32:18<br><b>vetted</b> 36:8<br><b>VICE</b> 2:4<br><b>vicinity</b> 38:5<br><b>Victor</b> 23:4<br><b>views</b> 36:3<br><b>Village</b> 79:8<br><b>villages</b> 6:7<br>11:21, 22 21:2, 7<br><b>violation</b> 85:25<br><b>violations</b> 85:20,<br>23<br><b>Virginia</b> 84:20<br>87:12<br><b>virtually</b> 82:10<br><b>visa</b> 100:8<br><b>Vision</b> 3:23 4:7,<br>14 16:17, 18<br>31:25 33:22<br>35:7 49:20<br>50:3, 6 51:3, 15<br>55:20, 23 58:10,<br>17 67:1, 22<br>76:8 83:7 93:18<br><b>voice</b> 98:8<br><b>voluminous</b> 60:4<br><b>volunteered</b> 31:2<br><b>vote</b> 31:22<br>65:23<br><b>voted</b> 31:2<br><b>vulnerable</b> 6:5<br><br><b>&lt; W &gt;</b><br><b>waiting</b> 35:21<br><b>walk</b> 64:19<br>95:11<br><b>walkability</b> 21:7<br><b>walkable</b> 21:4<br><b>wall</b> 17:13<br><b>want</b> 4:11 18:3<br>24:5, 20 25:18<br>30:25 33:12<br>35:5 36:20<br>37:3, 10 41:17,<br>20 42:8 43:7<br>44:25 46:5<br>48:9, 14 53:17,<br>17 54:9 64:11,<br>14, 14, 16, 20<br>67:4 70:21 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

71:6, 17, 19, 21  
 72:6, 6, 10 73:7,  
 21 75:4 79:11  
 80:3 81:2 84:7  
 93:3 94:10  
 96:16, 17 99:10  
 106:1  
**wanted** 31:11  
 36:11 37:11  
 39:21 48:9  
 72:5 88:14  
**wants** 26:8  
 36:15 39:19  
 68:11, 18 102:12  
**warm** 42:3, 6  
**warming** 22:17  
**warrant** 95:6  
**wash** 40:14  
**Water** 9:6, 7  
 12:22 23:11  
 25:7 35:16, 17  
 39:14, 14, 16, 20  
 40:10 45:2, 8  
 52:17 53:12  
 62:6 77:7  
 95:25 96:3  
**way** 8:25 13:13  
 27:7, 17 31:4  
 34:14 38:5, 15  
 42:2 44:19, 25  
 45:3 53:2, 3, 20,  
 25 56:17, 23  
 58:7 62:3  
 65:14 71:1, 12,  
 13 79:2 100:19  
 108:10  
**Wayman** 99:16  
**WAYNE** 2:4  
**wealth** 96:20, 20  
**wealthy** 46:6  
 73:4  
**wear** 99:25  
**Webber** 18:11  
**website** 12:7  
 17:7  
**Wednesday**  
 99:5 107:5  
**weeks** 73:13  
**Welch** 84:20  
 87:6  
**welcome** 3:3  
 74:6  
**well** 5:25 8:12  
 16:17 18:5, 22  
 27:24 32:3  
 41:7, 24 51:10  
 61:17 80:7  
 89:1 94:20  
 95:17  
**wells** 45:9

**went** 20:18  
 27:16 33:16  
 72:3 85:16 98:7  
**We're** 3:7, 18  
 4:1, 18 5:25  
 10:11 15:17  
 20:10 22:16  
 23:21 24:19, 23  
 30:23 31:12, 16,  
 20 32:15 33:8,  
 21, 21 35:1, 19  
 37:11 39:15  
 46:8 52:12  
 53:12 64:17  
 65:2 67:12, 20,  
 20 68:13, 13, 16  
 72:9 73:4 76:1,  
 4, 18, 23 77:5, 6  
 79:14 84:7  
 85:18 94:12  
 95:9, 13, 17, 20  
 96:1, 17, 18, 20  
 97:3 98:2, 3  
 107:4  
**West** 5:10  
 33:25 58:2  
 65:14 66:11  
 74:23 103:15  
**Westlake** 79:8  
**we've** 18:6, 8, 12  
 20:5, 7 21:1, 2,  
 21 23:9 31:1  
 34:11 36:19  
 67:5, 19 69:24,  
 25 70:14 73:25  
 74:19 76:6  
 81:13 84:5, 9  
 96:16, 25 97:7,  
 18  
**WHEREOF**  
 108:11  
**White** 75:14  
 85:5  
**White's** 72:2  
**wide** 16:15, 19  
 53:8  
**widths** 14:23  
 15:3  
**wife** 25:25  
 74:13 86:5  
**William** 70:10,  
 12 83:20 84:4  
**willing** 19:7  
 50:23  
**willy** 89:20  
**wind** 60:25  
**wise** 102:2  
**wish** 9:19  
 49:12 65:18  
 66:8, 15 81:23

**wishing** 37:15  
**WITNESS** 108:11  
**witnesses** 19:20  
**WOHLLEBEN**  
 63:21 64:23  
**Wohlleben**  
 62:11  
**Woleben** 63:23  
**Wolf** 84:21  
 87:12, 12  
**wondering** 63:3  
**words** 19:12, 14  
 76:9 98:9  
**work** 9:16, 23  
 12:14 18:20  
 20:10, 13 68:17  
 73:4 77:12, 13  
 82:2 86:24  
 93:11 96:10, 11  
 105:21  
**workday** 65:2, 3  
**worked** 12:12  
 20:5 73:5 76:6  
 88:11 94:19, 20  
**working** 15:21  
 20:9 31:12, 16,  
 21 37:11 65:2  
 67:2 74:12  
 76:3 82:23  
 84:5, 9 93:19, 20  
**WORKS** 2:9  
 18:7 83:20  
**workshops**  
 16:13, 24  
**worried** 77:6  
**worse** 67:10  
**worth** 26:25  
 27:6, 8, 15  
**worthless** 55:16  
**wrap** 45:22  
 61:12, 14 87:1,  
 2 93:11  
**wrestling** 5:2  
**write** 44:1  
**written** 32:20  
 36:18, 20 44:14  
 99:9  
**wrong** 42:13  
 58:21 63:3  
**wrote** 18:15  
 73:9  
**W's** 5:3  
  
**< Y >**  
**yard** 78:3  
**Yeah** 32:3 36:6  
 42:25 48:24  
 100:14  
**year** 6:1 17:1, 8  
 32:3 44:22

75:20 101:12  
 104:14  
**years** 5:18 6:19  
 7:22 10:10  
 25:22, 25 32:1,  
 4 41:25 42:6, 9  
 47:16 48:25  
 49:8 51:18  
 55:15 57:7  
 67:5 70:15  
 72:22 74:12, 13  
 75:3 78:12  
 80:6, 23 81:13  
 82:23 84:6, 10  
 86:10, 14 88:8  
 89:16 90:21  
 93:20 94:4  
 95:15 96:6  
**yellow** 58:10  
**Young** 84:20  
 85:6 86:5, 9  
  
**< Z >**  
**zone** 26:4  
 50:22 72:6, 16  
 73:20 85:9, 18  
 88:20  
**zoned** 35:6  
 39:6 47:23  
 49:24 58:13  
 66:11 79:15, 25  
**zones** 12:19, 19  
**Zoning** 13:10  
 17:12, 14, 16, 17  
 33:6, 17 35:11  
 39:23 47:2, 17,  
 20 50:3 55:12,  
 13, 15 58:23  
 61:18, 20 67:7  
 68:10 70:17, 25  
 72:10, 13 73:2,  
 18 76:7 79:13  
 80:14, 16, 25  
 81:4, 22 83:3  
 85:10, 23 86:15,  
 20 87:4, 7  
 88:25 90:17, 21,  
 23 92:3 94:3,  
 14 97:16, 16  
**zonings** 81:5